

PLANNING COMMISSION PUBLIC HEARING

August 24, 2016

SUBJECT

Second public hearing on proposed land use code amendments for the Low Impact Development (LID) Principles Project.

NOTE: Please bring your copy of the Planning Commission Materials provided for the May 25, 2016, study session.

STAFF CONTACTS

Catherine Drews, Assistant City Attorney 452-6134 <u>cdrews@bellevuewa.gov</u> *City Attorney's Office*

Paul Bucich, Assistant Director of Engineering 452-4596 <u>pbucich@bellevuewa.gov</u> *Utilities*

DIRECTION NEEDED FROM PLANNING COMMISSION

[X] Action

[X] Discussion

[X] Information

On September 14, the Planning Commission will host a second public hearing to take and consider public comment on the proposed Land Use Code amendments (LUCAs) to incorporate LID principles into the City's development codes and standards. At the July 13 Study Session, the Planning Commission continued the discussion of the proposals, focusing on tree retention on a project site and clustering opportunities. At the conclusion the Planning Commission concurred with the Project Team's recommendation to hold a public hearing on the proposed LUCAs. The public hearing was rescheduled at the July 27 initial public hearing out of concerns for stakeholder participation.

With the December 31 deadline, it is hoped that at the conclusion of the September 14 public hearing, the Commission will be prepared to make its recommendation to the City Council. Council action on the proposed amendment will occur following the Planning Commission's recommendation to the City Council. The Project team is scheduled to introduce the proposals, including those from the Transportation Commission, to the Council on October 3.

Project Team Revised Recommendations since July 27

Based on feedback received from the Planning Commission during the July 27 public hearing, staff has reviewed the LID proposed LUCAs and will introduce one option for the Planning Commission's consideration during the public hearing related to the impervious surface amendments. Also, based on public comments, the team is recommending a consistency edit, also related to the impervious surface proposal. Both amendments are discussed below.

Proposed code language was not completed by the required publication date for these materials. When the language is available, the project team will post proposed code amendments on the LID Principle project website under the September 14 Public Hearing entry at: http://www.ci.bellevue.wa.us/low-

<u>impact-development-participation.htm</u>. Copies may also be obtained by contacting Catherine Drews at <u>cdrews@bellevuewa.gov</u> or at 425-452-6134. The project team will also have copies available for the public at the September 14 public hearing. The proposed options are discussed below:

1. Minimizing Impervious Surfaces

The current proposal would eliminate the exception for pervious surfaces, LUC 20.20.460.G. Concerns were raised regarding the ability of property owners to install desired amenities, such as sports courts. To address these concerns, the Project team is developing an option to revised LUC 20.20.460.G to allow the use of additional permeable surfaces while retaining vegetation in a lot's setbacks. This proposal is based on the current greenscape requirement for single-family homes that requires retention of 50% of greenscape in the front yard setback (Chart 20.20.010 – Dimensional Requirements and footnote 40). Greenscape includes living plant materials, such as trees, hedges and shrub materials, but does not include hard surfaces. Here, the proposal would be to allow additional permeable surface provided that 50% greenscape retention is achieved in all setbacks, which could be averaged over all the setbacks. This proposal should satisfy all the LID principles of minimizing impervious surfaces, loss of native vegetation, and reducing stormwater runoff, while also meeting the Council's project principles, and consistency with the comprehensive plan.

2. Consistency Edit

Based on public comments, the project team reviewed the provision in the Land Use Code addressing allowed materials for driveways and circulation areas to confirm if amendments were required to allow a variety of surfaces for driveways. This review revealed that a consistency edit may be required for LUC 20.20.590.K.1 (Materials for parking and circulation areas) because this provision points back to LUC 20.20.460.G (Innovative Techniques). Any proposed amendment is likely to be minor.

There is also one housekeeping edit. LUC 20.20.590K.8.c.i, which is included in the proposals, will be amended to read "permeable pavement" instead of "pervious pavement."

NEXT STEPS

The Planning Commission is being asked to make a motion to recommend the LUCAs to the City Council. The timeline for meeting the December 31 deadline includes the following tentatively scheduled meetings:

- 1. Council study sessions beginning October 3
- 2. Council action on the proposal (November, 2016)
- 3. East Bellevue Community Council public hearing and final action (December, 2016)

ATTACHMENTS

Staff Recommendation with attachments

City of Bellevue



STAFF REPORT

DATE: August 24, 2016

TO: Chair deVadoss and Members of the Planning Commission

FROM: Catherine Drews, Assistant City Attorney 425-452-6134

City Attorney's Office

Paul Bucich, Assistant Director of Engineering 425-452-4596

Utilities

SUBJECT: Second Public Hearing on the Draft Proposals to Incorporate Low Impact Development Principles into the City's Land Use Code. File No. 15-102686-AD

NOTE: Please bring your copy of the Planning Commission Materials provided for the May 25, 2016, study session.

This memorandum represents the report and recommendation of the Low Impact Development (LID) Principles project team on the proposal to amend the Bellevue Land Use Code (LUC) to incorporate LID principles into the City's' development-related codes and standards.

At the conclusion of the September 14 study session and consideration of public comment, the project team will ask the Planning Commission to provide its recommendation to Council on the LID Principle Land Use Code Amendments (LUCAs). Below is sample motion language for the recommendation:

Draft motion language: I move that the Planning Commission recommend to the Bellevue City Council adoption of the draft LID Principles Project Land Use Code amendments as presented in Attachment A.

I. BACKGROUND and ANALYSIS

The proposed LUCAs result from a requirement under the 2013-2018 National Pollutant Discharge and Elimination System Western Washington Phase II Municipal Stormwater Permit (NPDES Permit) to review and revise development codes and standards to incorporate LID principles. The NPDES Permit is issued by the Washington State Department of Ecology and is required for stormwater discharges under the federal Clean Water Act. The intent of the review and revision process is to make LID the preferred and commonly-used approach to site development. The project team reviewed the City's development codes and standards and found the codes supportive of LID principles, but also found opportunities to incorporate LID principles.

LID Principle Project Draft LUCAs File No. 15-102686-AD Page 2 of 15

LID principles encompass three goals: (1) reducing the loss of native vegetation; (2) minimizing impervious surfaces; and (3) reducing stormwater runoff related to development and redevelopment. The proposed LUCAs achieve these goals and are based on feedback from the public, city staff, and local boards and commissions. The proposed amendments are further intended to meet the Council-approved project principles and be consistent with the Comprehensive Plan. The revised proposed code amendment package is included as Attachment A.

The project team presented the LID Principles Project as a briefing to the Council on July 6, 2015. At the briefing, Council provided the following direction:

Bellevue has a long history of supporting low impact development principles in its development policies and regulations; from early (1987) sensitive or critical areas protection and long-standing significant tree and maximum impervious surface coverage regulations to the clustering and LID incentive regulations included in the recent (2009) Bel-Red Rezone.

Bellevue supports the objective of maintaining the region's quality of life, including that of making low impact development the preferred and commonly used approach to site development.

During the briefing, Council approved the following project principles intended to ensure that the community's visions and goals are achieved while developing a program that supports development and redevelopment and meets LID Principles.

Bellevue Appropriate. Proposed amendments to Bellevue's development codes and standards will be area and context sensitive. A one-size-fits-all is inappropriate. Attention will be paid to the differing levels of urban development, watershed conditions, impervious surface coverage, tree canopy coverage, and areas of direct discharge. Proposed amendments, where feasible, will provide flexibility, incentives, and innovation in achieving the goal of making LID the preferred and commonly used approach to site development in Bellevue.

Engage Stakeholders. Provide a public participation process that seeks and includes input from a wide range of stake holders. The process will provide opportunities for interested stakeholders to learn about LID principles, participate in developing options, and provide meaningful and informed comments.

Maintain Bellevue's Compliance Record with its NDPES Stormwater Permit. The LID principles project shall be timely completed to ensure compliance with the requirement that amendments are effective by December 31, 2016.

Build On Existing Information and Programs. The LID Principles Project will build on existing City information and programs to develop and evaluate options to make LID the preferred and commonly used approach to site development.

LID Principle Project Draft LUCAs File No. 15-102686-AD Page 3 of 15

Recognize and Seek to Balance Competing Needs. The LID Principles Project will recognize and seek to balance competing laws applicable to development and redevelopment, by considering and developing effective, innovative, flexible, and/or area-specific options. The LID Principles Project will also recognize that supporting growth in urban areas is appropriate and that balancing environmental benefits with economic development goals is important.

Council also approved the following areas of focus to explore for integrating LID principles into the City's development codes and standards:

- 1. Land Use Code
 - Evaluate use of LID principles (and BMPs) early in the site design process;
 - b. Reduce impervious surface coverage
 - c. Preserve and enhance tree canopy
 - d. Improve options for clustering development
- 2. Transportation Code and Design Standards
 - a. Reduce impervious surfaces in road rights-of-way
 - b. Enhance tree canopy in transportation facilities

The project team next briefed the Planning Commission on the LID Principles Project at the September 9, 2015 study session. At the study session, the project team provided a general background on LID, Council's direction on "Areas of Focus" for staff to explore for potential code amendments, an overview of the public participation plan, schedule for workshops, and briefings to other boards and commissions. Generally, the Planning Commission was supportive of the project and the Council approved "Areas of Focus," and asked questions relating to the relationship between project goals and Growth Management Act, review of other cities' codes or work plans for integrating LID into codes and standards, considerations for costs/maintenance for LID BMPs versus traditional stormwater methods, and barriers to the use of LID in the City's codes and standards.

Four public workshops were held from September – December 2015 to introduce and educate the public on the LID Principles Project, as well as receive public input on the "Areas of Focus" as potential code amendments that address the goals of the LID Principles Project. The workshops were held throughout the City, to help facilitate the goal of making any proposed code amendments "Bellevue Appropriate" and area and context sensitive. Three workshops were held on various evenings during late September and early October 2015 at Bellevue City Hall, Lewis Creek Visitors Center, and Cherry Creek Elementary School. A fourth workshop was held on December 9, 2015, during the day at Bellevue City Hall to encourage attendance of professionals (developers, designers, engineers, etc.) To date, nearly 100 comments have been received relating to the LID Principles Project. The project team also met with the

LID Principle Project Draft LUCAs File No. 15-102686-AD Page 4 of 15

Master Builders Association of King and Snohomish County on November 17, 2015 at their offices.

The project team also met with the City's development review staff on multiple occasions, first to kick-off the project, followed by meetings from December 2015 – March 2016 to discuss proposed code amendments. Meetings have been held with "Areas of Focus" small teams to focus discussion on certain code amendments (relating to minimizing impervious surfaces, tree/vegetation retention, etc.). Meetings with the small teams have helped to provide the project team with an in-depth understanding of how project review occurs, the challenges to applying current or proposed code language, and the issues that may arise for both public and private customers. Finally, the LID project team is coordinating with other planning activities that are underway, such as the Eastgate Corridor Study and the Downtown Livability Initiative, to ensure there is consistency between the projects and that project principles are met. Most recently, efforts are underway to coordinate with the Wilburton-Grand Connection Initiative.

Table 1: Summary of Public Outreach

City Council	Meeting Date
Study Session	Sept. 16, 2013
Study Session	July 6, 2015
Study Session	October 19, 2015
Study Session	May 2, 2016
Association/Organization Name	Meeting Date
Master Builders	July 16, 2015
Planning Commission Meetings	Meeting Date
Study Session	October 8, 2014
Study Session	October 22, 2014
Comp. Plan Public Hearing	March 4, 2015
Study Session	March 11, 2015
Study Session	September 9, 2015
Study Session	May 25, 2016
Study Session	June 22, 2016
Public Hearing	July 27, 2016
Public Hearing- Scheduled	Sept. 14, 2016
Environmental Services Commission Meeting	Meeting Date
Regular Meeting	June 18, 2015
Regular Meeting	July 16, 2015
Transportation Commission	Meeting Date
Regular Meeting	September 1, 2015
Study Session	Sept. 10, 2015
Study Session	June 9, 2016
Study Session	July 14, 2016

East Bellevue Community Council (EBCC)	Meeting Date
Regular Meeting	September 1, 2015
Regular Meeting	June 7, 2015
Parks Board	Meeting Date
Regular Meeting	October 13, 2015
Workshops	Date
Bellevue City Hall	Sept.30, 2015
Lewis Creek Visitor Center	October 6, 2015
Cherry Crest Elementary	October 15, 2015
Bellevue City Hall	December 9, 2015
Open Houses	Date
City Hall	May 17, 2016
Lewis Creek Visitor Center	May 18, 2016
Northwest Art Center	May 19, 2016
Other Outreach	Date
DSD Quarterly Meeting with Master Builders Assoc.	June 26, 2015
Kimberly Wells- PugetSoundKeeper Alliance	August 19, 2016
Mailers/Outreach etc.	Date
Mailers/Outreach etc. Bellevue Public Workshops Flyer	Date Sept. 18, 2015
Bellevue Public Workshops Flyer	Sept. 18, 2015
Bellevue Public Workshops Flyer Public Workshop for Working Professionals Post Card	Sept. 18, 2015 November 25, 2015
Bellevue Public Workshops Flyer Public Workshop for Working Professionals Post Card Neighborhood News	Sept. 18, 2015 November 25, 2015 October 1, 2015
Bellevue Public Workshops Flyer Public Workshop for Working Professionals Post Card Neighborhood News LID Website Announcement - Email sent to Subscribers	Sept. 18, 2015 November 25, 2015 October 1, 2015 Sept. 18, 2015
Bellevue Public Workshops Flyer Public Workshop for Working Professionals Post Card Neighborhood News LID Website Announcement - Email sent to Subscribers Open House Post Card	Sept. 18, 2015 November 25, 2015 October 1, 2015 Sept. 18, 2015 May 6, 2016
Bellevue Public Workshops Flyer Public Workshop for Working Professionals Post Card Neighborhood News LID Website Announcement - Email sent to Subscribers Open House Post Card LID Website Announcement - Email sent to Subscribers	Sept. 18, 2015 November 25, 2015 October 1, 2015 Sept. 18, 2015 May 6, 2016 April 28, 2016
Bellevue Public Workshops Flyer Public Workshop for Working Professionals Post Card Neighborhood News LID Website Announcement - Email sent to Subscribers Open House Post Card LID Website Announcement - Email sent to Subscribers Neighborhood News	Sept. 18, 2015 November 25, 2015 October 1, 2015 Sept. 18, 2015 May 6, 2016 April 28, 2016 May 1, 2016
Bellevue Public Workshops Flyer Public Workshop for Working Professionals Post Card Neighborhood News LID Website Announcement - Email sent to Subscribers Open House Post Card LID Website Announcement - Email sent to Subscribers Neighborhood News Weekly Permit Bulletin Public Hearing Announcement	Sept. 18, 2015 November 25, 2015 October 1, 2015 Sept. 18, 2015 May 6, 2016 April 28, 2016 May 1, 2016 July 7, 2016
Bellevue Public Workshops Flyer Public Workshop for Working Professionals Post Card Neighborhood News LID Website Announcement - Email sent to Subscribers Open House Post Card LID Website Announcement - Email sent to Subscribers Neighborhood News Weekly Permit Bulletin Public Hearing Announcement Project Website	Sept. 18, 2015 November 25, 2015 October 1, 2015 Sept. 18, 2015 May 6, 2016 April 28, 2016 May 1, 2016 July 7, 2016 2015- Present
Bellevue Public Workshops Flyer Public Workshop for Working Professionals Post Card Neighborhood News LID Website Announcement - Email sent to Subscribers Open House Post Card LID Website Announcement - Email sent to Subscribers Neighborhood News Weekly Permit Bulletin Public Hearing Announcement Project Website Weekly Permit Bulletin Public Hearing Announcement	Sept. 18, 2015 November 25, 2015 October 1, 2015 Sept. 18, 2015 May 6, 2016 April 28, 2016 May 1, 2016 July 7, 2016 2015- Present August 25, 2016
Bellevue Public Workshops Flyer Public Workshop for Working Professionals Post Card Neighborhood News LID Website Announcement - Email sent to Subscribers Open House Post Card LID Website Announcement - Email sent to Subscribers Neighborhood News Weekly Permit Bulletin Public Hearing Announcement Project Website Weekly Permit Bulletin Public Hearing Announcement LID Website Announcement - Email sent to Subscribers	Sept. 18, 2015 November 25, 2015 October 1, 2015 Sept. 18, 2015 May 6, 2016 April 28, 2016 May 1, 2016 July 7, 2016 2015- Present August 25, 2016 August 17, 2016
Bellevue Public Workshops Flyer Public Workshop for Working Professionals Post Card Neighborhood News LID Website Announcement - Email sent to Subscribers Open House Post Card LID Website Announcement - Email sent to Subscribers Neighborhood News Weekly Permit Bulletin Public Hearing Announcement Project Website Weekly Permit Bulletin Public Hearing Announcement LID Website Announcement - Email sent to Subscribers LID Website Announcement - Email sent to Subscribers	Sept. 18, 2015 November 25, 2015 October 1, 2015 Sept. 18, 2015 May 6, 2016 April 28, 2016 May 1, 2016 July 7, 2016 2015- Present August 25, 2016 August 17, 2016 September 5, 2016
Bellevue Public Workshops Flyer Public Workshop for Working Professionals Post Card Neighborhood News LID Website Announcement - Email sent to Subscribers Open House Post Card LID Website Announcement - Email sent to Subscribers Neighborhood News Weekly Permit Bulletin Public Hearing Announcement Project Website Weekly Permit Bulletin Public Hearing Announcement LID Website Announcement - Email sent to Subscribers LID Website Announcement - Email sent to Subscribers E-mail sent to LID PP Stakeholders	Sept. 18, 2015 November 25, 2015 October 1, 2015 Sept. 18, 2015 May 6, 2016 April 28, 2016 May 1, 2016 July 7, 2016 2015- Present August 25, 2016 August 17, 2016 September 5, 2016 August 25, 2016
Bellevue Public Workshops Flyer Public Workshop for Working Professionals Post Card Neighborhood News LID Website Announcement - Email sent to Subscribers Open House Post Card LID Website Announcement - Email sent to Subscribers Neighborhood News Weekly Permit Bulletin Public Hearing Announcement Project Website Weekly Permit Bulletin Public Hearing Announcement LID Website Announcement - Email sent to Subscribers LID Website Announcement - Email sent to Subscribers E-mail sent to LID PP Stakeholders E-mail sent to LID PP Stakeholders	Sept. 18, 2015 November 25, 2015 October 1, 2015 Sept. 18, 2015 May 6, 2016 April 28, 2016 May 1, 2016 July 7, 2016 2015- Present August 25, 2016 August 17, 2016 September 5, 2016 September 5, 2016

II. PROPOSAL

The draft LID Principles LUCAs are included in Attachment A. The amendments are organized by numerical order as they appear in the LUC, beginning with Chapter 20.20 LUC, General Requirements and ending with amendments to Chapter 20.50 LUC, definitions.

LID Principle Project Draft LUCAs File No. 15-102686-AD Page 6 of 15

The proposed code amendments are based on feedback from the public, city staff, and local boards and commissions and the Comprehensive Plan. From this information, the City's project consultant, AHBL has developed proposed code amendments to the LUC, the Bellevue City Code (BCC), and related development standards. The proposed amendments are intended to meet the project principles and implement the LID principles of minimizing impervious surfaces, native vegetation loss, and stormwater runoff.

Evaluate the use of LID principles (and BMPs) early in the site design process.

Information only: No action is required by the Planning Commission.

This area of focus falls under the application requirements (LUC 20.35.030.B – Submittal Requirements), and will require revising the application submittal sheet. The goal is to make consideration of hydrology, topography, and soils an integral component of site design early in the process to allow the integration of LID principles and best management practices into site design.

2. Chapter 20.20 LUC: General Development Requirements

Impervious Surfaces. The goal for the proposed amendment is to encourage the use of permeable surfacing materials where they are technically feasible. The proposed code amendment also seeks to align the maximum allowed impervious surface limit with what is found on the ground in Bellevue. This alignment was done by using GIS analysis of impervious surface coverage throughout the City and comparing what has been historically constructed to what is allowed under the Land Use Code. Maximum allowed surfaces were reduced to levels consistent with development with the goal of not creating nonconforming sites. Encouraging the use of permeable surfaces on feasible sites and reducing impervious surface limits consistent with what has been historically developed are two techniques to minimize impervious surfaces and retain vegetation, thus reducing stormwater runoff from development and redevelopment.

Maximum Hard Surface Coverage. As an alternative to impervious surfaces, hard surface coverage is proposed. "Hard surfaces" equates to the maximum impervious surface plus permeable surfaces. Where site conditions are suitable for permeable surfacing, the maximum hard surface coverage limitation is the same as the existing standard for impervious surfaces. This means that the mix of impervious and permeable surfaces will not exceed the coverage that currently exists within the City. No reduction in lot coverage is proposed. To balance minimizing impervious surfaces with maintaining vegetation, the current exemption for pervious surfaces will be eliminated.

The proposed amendments for impervious and hard surfaces incentivize the use of permeable surfacing materials where feasible without penalizing sites where the practices will not work. Should the use of permeable surfacing be deemed technically

LID Principle Project Draft LUCAs File No. 15-102686-AD Page 7 of 15

infeasible, the applicant may use impervious surfaces up to the maximum hard surface allotment as it currently exists in the code.

3. LUC 20.20.010 Uses in land use districts dimensional requirements

- Reduces maximum impervious surfaces for some land use districts
- No reduction for BelRed or Downtown recommended
- Recommend coverage for Eastgate consistent with BelRed provided Eastgate has similar requirements for natural drainage practices and the use of LID principles
- New maximum hard surface coverage limit that is the same as existing impervious surface coverage limit
 - Result: Property owners are still able to build to the same extent as before (lot coverage by buildings stay the same), however some of the surfacing that may have been impervious will be permeable.
- Adding the following new footnotes:
 - All areas of lot coverage by structures are included in the calculation of maximum impervious surface, and all areas of impervious surface are included in the calculation of maximum hard surface,
 - Referencing (new) section LUC 20.20.425, performance standards for hard surfaces.
 - Including criteria for when permeable surfacing is infeasible and –
 provide stipulate impervious surfaces may be used up to the maximum
 hard surface limit. The effect is that there would be no reduction in
 allowable surfacing, only a movement toward pervious surfaces for
 those sites where pervious surfaces are feasible.

4. LUC 20.20.025 Intrusions into required setbacks

 Including bioretention facilities as improvements that may be located within setbacks.

5. LUC 20.20.425 Hard surface (Permeable and Impervious Surfaces)

- Adds a purpose statement and applicability similar to those found under LUC 20.20.460 Impervious surface.
- Adds exemptions to the calculation of hard surfaces for decks/platforms, rockeries, shoreline stabilization measures and landscape features, consistent with those found under LUC 20.20.460. The benefit of this amendment is that it removes language that would be inconsistent with the use of the term "hard surface."

6. LUC 20.20.460 Impervious surface

 Removes the exemption for pervious pavement under innovative techniques by specifying that permeable surfaces will be included in the calculation of hard surface.

7. LUC 20.20.590 Parking, circulation and walkway requirements

 Including permeable pavement as an acceptable surfacing material for walkways.

8. LUC 20.20.900 Tree retention and replacement.

LID Principle Project Draft LUCAs File No. 15-102686-AD Page 8 of 15

Changes include:

- o Incorporating a "hierarchy" for selecting trees for retention.
- The director may require assurance devices to ensure the continued healthy life of retained trees, similar to how performance standards for wetlands are regulated in the critical areas ordinance.
- o Including a provision in the code to include notice on the face of the plat.
- Items to note:
 - Tree retention will still be required only for new or redevelopment, however limitations on when a clearing and grading permit is required have been included in the Clearing and Grading Code (Chapter 23.76 BCC) so that removal of more than 5 trees requires a permit, and the City can more effectively track tree loss.

9. Part 20.25 LUC Special and Overlay Districts

- Allowing bioretention swales and planters within planter strips and landscape buffers.
- Prioritizing the use of native plant species for landscaping.
- Including pervious pavement as an acceptable paving material within linear buffers.
- Requiring the use of LID drainage practices within Bel-Red unless infeasible (previously was recommended).
- Street trees with grates may be substituted for bioretention facilities.

10. Part 20.30D LUC Planned Unit Development (PUDs)

- Allowing for zero lot line development through reduction in side yard setbacks.
- Including conservation of vegetation and on-site soils and reduction in hard surfaces as criteria for which PUDs may be evaluated.

11. Chapter 20.50 LUC Definitions.

- Amends the definition of a significant tree to include trees six inches or greater, and to amend how tree size (diameter at breast height or DBH) is measured (four and one half feet above existing grade instead of four feet). Removes the word "healthy" from the definition of a significant tree as all significant trees should be analyzed as a part of a tree retention plan before determining whether or not they are healthy.
 - Includes a definition for "landmark trees", and reference to a Development Services Handout determining thresholds for "rare, uncommon, unique or exceptional" trees that should be preserved on development sites.
 - Includes a definition for "hard surface", as now used in the dimensional requirements.

III. REVIEW PROCESS

The review process began with the initial presentation to Council on September 16, 2013, where staff introduced the permit requirement in Council. At the Council's July 6,

LID Principle Project Draft LUCAs File No. 15-102686-AD Page 9 of 15

2015, Study Session, the LID Principles Project was introduced to Council, and Council provided direction and approved areas of focus to begin exploring ways to incorporate low impact development principles in the City's development codes and standards. The project team has subsequently briefed the City Council and the city's commissions and boards about the project, its progress, and most recently, the proposals to integrate LID principles into the City's development Codes and standards. Those briefings occurred on:

City Council:

- September 16, 2013
- July 6, 2015
- October 19, 2015
- May 2, 2016

Planning Commission:

- September 9, 2015
- May 25, 2016
- June 22, 2016
- July 13, 2016

Environmental Services Commission:

• July 16, 2015

Parks and Community Services Board:

• October 13, 2015

East Bellevue Community Council:

- September 1, 2015
- June 7, 2016

The project team also hosted workshops to introduce the project and the Areas of Focus to the public. These were held in three different areas of the City and included a daytime meeting for working professionals. These meetings occurred on September 30, 2015 (City Hall); October 6, 2015 (Lewis Creek Visitor Center); October 15, 2015 (Cherry Crest Elementary); and the daytime meeting was held at City Hall on December 9, 2015. Open houses were held after proposal development to introduce the proposals and receive public feedback. These occurred on May 17, 2016 (City Hall); May 18 (Lewis Creek Visitor Center) and May 19 (Northwest Arts Center). The project also maintains a webpage on the City's website where the public may view documents and submit comments. A summary of the public involvement and outreach follows:

IV. STATE ENVIRONMENTAL POLICY ACT

Environmental review of this proposal proceeded under the "Integrated SEPA/GMA" process authorized by WAC 197-11-210, to ensure consideration of environmental issues in the development of the proposed LUCA. The Environmental Coordinator for the City

LID Principle Project Draft LUCAs File No. 15-102686-AD Page 10 of 15

of Bellevue determined that adoption of the proposed LUCA will not result in any probable, significant, adverse environmental impacts. Because a DNS was likely, the "Optional DNS Process" authorized by WAC 197-11-355 was used and the final threshold determination of nonsignificance (DNS) was issued on July 7, 2016. A copy of the final threshold determination was included with the July 27 materials and is available for review in the permit file or online at: http://www.bellevuewa.gov/pdf/Land%20Use/15-102686AD_15-102687-AB_final_LID.pdf

V. PUBLIC NOTICE & COMMENT

Notice of the Application for the LID Principles Project proposed amendments and associated review pursuant to the State Environmental Policy Act (SEPA), was published on June 2, 2016. Notice of the initial public hearing and SEPA threshold determination was published on July 7, 2016 in the Weekly Permit Bulletin.

The proposed LUCA is within the jurisdiction of the East Bellevue Community Council (EBCC). The project team introduced the LID Principles Project to the EBCC on September 1, 2015, and updated the EBCC on the project on June 7, 2016. The EBCC held a courtesy hearing at their regular meeting on August 2. Notice of the courtesy hearing was published in the Seattle Times seven days before the courtesy hearing. The project team will return for a final public hearing on the LUCA following Council action. Final action by the EBCC is anticipated within 60 days of any Council action.

Pursuant to the Washington State Growth Management Act, state agencies must be given 60 days to review and comment on proposed amendments to the Land Use Code. A copy of the proposed amendment was provided to state agencies on June 13, 2016. City Council final action can be taken anytime on or after August 12, 2016.

A summary of the public comments received is included at Attachment B. Copies of the comments are available in the project file and are available for review during normal business hours.

The balance of this Staff Report analyzes the decision criteria in the Land Use Code that must be met to support adoption of a Land Use Code Amendment.

VI. DECISION CRITERIA

LUC 20.30J.135 establishes the decision criteria for an application to amend the text of the Land Use Code. Those criteria, and the relationship of the proposal to them, are discussed below:

A. The amendment is consistent with the Comprehensive Plan; and

The proposed amendments are supported by the following Comprehensive Plan policies:

LID Principle Project Draft LUCAs File No. 15-102686-AD Page 11 of 15

COMMUNITY ENGAGEMENT

CE-2. Consider the interests of the entire community and the goals and policies of this Plan before making land use decisions. Proponents of change in land use should demonstrate that the proposed change responds to the interests and changing needs of the entire city, balanced with the interests of the neighborhoods most directly impacted by the project.

The project developed and implemented a public participation plan with the goal of achieving participation from a wide variety of stakeholders. Communications included using the City's boards and commissions, and public workshops and open houses to reach a broad audience. Other methods of communication included articles in It's in Your City, providing a LID dedicated internet page, and use of social media.

CE-10. Use new and emerging technologies for citizen engagement where they are effective and efficient at enhancing citizen understanding and participation.

The project utilized social media to reach out to citizens along with traditional communication methods.

LAND USE

- **LU-2.** Retain the city's park-like character through the preservation and enhancement of parks, open space, and tree canopy throughout the city.
- **LU-6.** Encourage new residential development to achieve a substantial portion of the maximum density allowed on the net buildable acreage.
- **LU-13.** Support neighborhood efforts to maintain and enhance their character and appearance.
- **LU-20.** Support Downtown's development as a regional growth center, with the density, mix of uses and amenities, and infrastructure that maintain it as the financial, retail, transportation, and business hub of the Eastside.
- **LU-21.** Support development of compact, livable and walkable mixed use centers in BelRed, Eastgate, Factoria, Wilburton and Crossroads.

HOUSING

HO-16. Provide opportunities and incentives through the Planned Unit Development (PUD) process for a variety of housing types and site planning techniques that can achieve the maximum housing potential of the site.

The LID Principles project includes amendments to the City's Planned Unit Development chapter to provide additional flexibility for the siting of structures on lots.

LID Principle Project Draft LUCAs File No. 15-102686-AD Page 12 of 15

HO-17. Evaluate the housing cost and supply implications of proposed regulations and procedures.

UTILITIES

- **UT-13.** Consider Low Impact Development principles to minimize impervious surfaces and native vegetation loss on all infrastructure improvement projects.
- **UT-38.** Encourage the use of low impact development and stormwater best management practices to manage stormwater runoff, which may result in smaller facilities constructed on- and off-site for flow control, conveyance, and water quality.

TRANSPORTATION

- **TR-24.** Incorporate pedestrian and bicycle facility improvements into roadway projects in accordance with the Pedestrian and Bicycle Transportation Plan.¹
- **TR-41.** Develop the transportation system in a manner that supports the regional land use and transportation vision adopted in VISION 2040, Transportation 2040 and the Countywide Planning policies for King County.
- **TR-51.** Provide sufficient arterial rights-of-way to provide space for street trees and landscaping, and to accommodate pedestrian and bicycle facilities, while considering neighborhood character and context.
- **TR-142.** Avoid, minimize or mitigate significant adverse impacts to air quality, noise, light/glare and other elements of the environmental in planning and implementing transportation projects.
- **TR-144.** Incorporate natural drainage practices into transportation infrastructure projects where effective and feasible.

ECONOMIC DEVELOPMENT

- **ED-5.** Develop and maintain regulations that allow for continued economic growth while respecting the environment and quality of life of city neighborhoods.
- **ED-8**. Recognize and consider the economic and environmental impacts of proposed legislative actions prior to adoption.
- **ED-21.** Support economic development in the city's commercial areas.

ENVIRONMENT

_

¹ See also Pedestrian and Bicycle Transportation policies (TR103-), Transportation Element at 196-97.

LID Principle Project Draft LUCAs File No. 15-102686-AD Page 13 of 15

- **EN-1.** Balance the immediate and long range environmental impacts of policy and regulatory decisions in the context of the city's commitment to provide for public safety, infrastructure, economic development and other obligations.
- **EN-5.** Protect air, water, land, and energy resources consistent with Bellevue's role in the regional growth strategy.
- **EN-12.** Work toward a citywide tree canopy target of at least 40% canopy coverage that reflects our "City in a Park" character and maintain an action plan for meeting the target across multiple land use types including right-of-way, public lands, and residential and commercial uses.
- **EN-13.** Minimize the loss of tree canopy and natural areas due to transportation and infrastructure projects and mitigate for losses, where impacts are unavoidable.
- **EN-24.** Reduce runoff from streets, parking lots and other impervious surfaces and improve surface water quality by utilizing low impact development techniques in new development and redevelopment.
- **EN-43.** Maintain land use regulations that limit the amount of impervious surface area in new development and redevelopment city-wide.
- **EN-44.** Provide land use incentives to minimize the amount of impervious surface area below that allowed through prescriptive standards, in new development, redevelopment, and existing development citywide.
- **EN-45.** Implement the city-wide use of low impact development techniques and green building practices.
- **EN-46.** Make low impact development the preferred and commonly-used approach to site development to minimize impervious surfaces, native vegetation loss, and stormwater runoff.
- **EN-49.** Provide education and incentives to support the implementation of low impact development practices, integrated site planning, and green building, with a focus on early consideration of these in the site development process.
- **EN-71.** Preserve a proportion of the significant trees throughout the city in order to sustain fish and wildlife habitat.
- **EN-72**. Encourage residents and professional landscaping firms to utilize native plants in residential and commercial landscapes.

URBAN DESIGN

LID Principle Project Draft LUCAs File No. 15-102686-AD Page 14 of 15

- **UD-2.** Preserve and enhance trees as a component of the skyline to retain the image of a "City in the Park."
- **UD-6**. Encourage the green and wooded character of existing neighborhoods.
- **UD-37.** Use site design, water efficient landscaping and stormwater management practices to reduce the environmental impact of impervious surfaces.
- **UD-38.** Minimize paved surfaces within open spaces and use permeable surfaces where appropriate.
- **UD-43.** [In the Downtown, Commercial, and Mixed-Use Developments] Permit high intensity development subject to design criteria that assures a liveable environment.
- **UD-57.** Preserve vegetation, with special consideration given to the protection to group of trees and associated undergrowth, specimen trees, and evergreen trees.
- **UD-64.** Consider alternative street and sidewalk designs that minimize environmental impacts and use permeable surfaces where appropriate.
- **UD-65.** Use appropriate street tree species and provide adequate rooting space to limit damage to sidewalk and street infrastructure.
- **UD-76.** Minimize the removal of existing vegetation when improving streets to preserve the natural character of Bellevue.

SHORELINES

SH-9. Preserve the natural amenities and resources of the shorelines in the context of existing and planned residential, recreational, and commercial land uses.

Finding: These code amendments will provide the necessary regulatory framework in the Land Use Code to implement the policies contained in the Comprehensive Plan.

B. The amendment enhances the public health, safety or welfare; and

Finding: The amendment will enhance the public health, safety, and welfare by providing a mechanism that encourages and requires that development and redevelopment projects use LID principles. By reducing impervious surfaces, minimizing vegetation loss and stormwater runoff will benefit Bellevue's waters by reducing flows and reducing pollutant loading. The LID principles LUCAs will enhance the health, safety, and welfare of the public by reducing runoff, improving water quality, and providing a high quality experience to live, work, play, and visit in Bellevue.

C. <u>The amendment is not contrary to the best interest of the citizens and property owners of the City of Bellevue.</u>

Finding: The amendment is consistent with the best interest of the citizens and property owners. It incentivizes the use of permeable surfaces, minimizes impervious surfaces, and retains additional vegetation, including trees, which supports the Council's goal of achieving a 40% canopy cover. The amendment recognizes the unique character of the City's land use zones thus balancing the competing needs and laws applicable to development and redevelopment.

VII. RECOMMENDATION

The requested Land Use Code Amendment included in Attachment A is consistent with the decision criteria required for adoption of a Land Use Code Amendment. Staff recommends that the Planning Commission hold a public hearing on the draft amendment, and following consideration of the testimony provided at the hearing transmit a recommendation approving all of the draft amendments.

ATTACHMENTS

- A. LID Principles Project Land Use Code Amendments
- B. Public Comment Summary

Attachment A Proposed LUC Amendments

Planning CommissionJuly 13, 2016 Study Session

Chapter 20.20 General Development Requirements.

20.20.010 Uses in land use districts dimensional requirements. Chart 20.20.010

Uses in land use districts Dimensional Requirements

LANDLISE	RESIDENTIAL										
LAND USE CLASSIFICATION	R-1	R-1.8	R-2.5	R-3.5	R-4	R-5	R- 7.5*	R-10	R-15	R-20	R-30
DIMENSIONS	(43)	(43)	(43)	(43)	(43)	(43)	(43)				
Maximum Lot Coverage by Structures (percent) (13) (14) (16) (26) (27) (37) (39)	35	35	35	35	35	40	40	35	35	35	35
Maximum Impervious Surface (percent) (35) (37) (39) (50)	5040 (36)	5040 (36)	5040 (36)	5040 (36)	5040 (36)	5545 (36)	55 45 (36)	80 <u>60</u>	80 60	80 <u>60</u>	80 60
Maximum Hard Surface Coverage (percent) (37) (39) (49) (50)	50	50	50	<u>50</u>	<u>50</u>	<u>55</u>	<u>55</u>	80	<u>80</u>	80	<u>80</u>

Planning Commission

July 13, 2016 Study Session

[...]

Uses in land use districts Dimensional Requirements

LAND USE CLASSIFICATION	Professional Office	Office	Office/Limited Business	Office/ Limited Business 2	Light Industry	General Commercial	Neighborhood Mixed Use	Neighborhood Business	Community Business	Factoria Land Use District 1	Factoria Land Use District 2	Factoria Land Use District 3
CLASSIFICATION	PO	0	OLB	OLB 2	LI	GC	NMU	NB	СВ	F1	F2	F3
DIMENSIONS	(21)	(21)	(21)	(21)	(21)	(21)	(21)	(21)	(21)	(28)	(21, 31)	(21, 32)
Maximum Lot Coverage by Structures (percent) (13) (14) (16)	35 (24)	35 (24)	35 (24)	35	50		35	35 (24)			35 (24)	40 (24)
Maximum Impervious Surface (percent) (35) (37) (50)	80 <u>60</u>	80 60	80 60	80 60	85 65	85 65	80 60	80 60	85 65		80 60	80 60
Maximum Hard Surface Coverage (37) (49) (50)	<u>80</u>	<u>80</u>	<u>80</u>	<u>80</u>	<u>85</u>	<u>85</u>	<u>80</u>	<u>80</u>	<u>85</u>		<u>80</u>	<u>80</u>

Planning Commission

July 13, 2016 Study Session

[...]

- (13) Lot coverage is calculated after subtracting all critical areas and stream critical area buffers; provided, that coal mine hazards (20.25H.130) and habitat associated with species of local importance (20.25H.150) shall not be subtracted.
- (14) Maximum lot coverage by structures is determined after public right-of-way and private roads are subtracted from the gross land area.

[...]

- (16) Exceptions to Lot Coverage. Although not considered structures for purposes of calculating lot coverage, the following may be considered impervious surfaces subject to the impervious surface limits. See LUC 20.20.460 and 20.50.026.
 - (a) Underground buildings as defined in LUC 20.50.050 are not structures for the purpose of calculating lot coverage.
 - (b) Buildings constructed partially below grade and not higher than 30 inches above existing or finished grade, whichever is lower, are not structures for the purpose of calculating lot coverage subject to the following conditions:
 - (i) The 30-inch height limit must be met at all points along the building excluding those areas necessary to provide reasonable ingress and egress to the underground portions of the building; and
 - (ii) The rooftop of the building shall be screened from abutting properties with 10 feet of Type II landscaping as described in LUC 20.20.520.G.2 except that the required trees shall be a minimum of 10 feet in height at planting; or, if a use is proposed for the rooftop, the rooftop may be landscaped consistent with the planting requirements for the specific use that is proposed and for the land use district in which the use is located. All landscaping shall comply with standards set forth in LUC 20.20.520. The provisions of LUC 20.20.520.J (Alternative Landscaping Option) are applicable.

[...]

- (26) See LUC 20.20.125 for specific requirements applicable to detached accessory structures.
- (27) Lot coverage for schools located in residential land use districts is limited to 35 percent of the site area (refer to LUC 20.20.740).

- (35) See LUC 20.20.460 for exceptions and performance standards relating to impervious surface.
- (36) Impervious surface limits for legally established nonconforming nonresidential uses and for new allowed nonresidential uses in these residential land use districts shall be 80 percent.

Planning Commission

July 13, 2016 Study Session

(37) Maximum hard surface, maximum impervious surface and maximum lot coverage by structures are independent limitations on allowed development. All areas of lot coverage by structures are included in the calculation of total maximum impervious surface, unless such structures are excepted under LUC 20.20.460. All areas of impervious surface coverage shall be included in the calculation of total maximum hard surface coverage.

[...]

(49) See LUC 20.20.425 for exceptions and performance standards relating to hard surfaces.

(50) Where the use of permeable pavement is determined to be infeasible using the infeasibility criteria in the 2014 Department of Ecology Stormwater Management Manual for Western Washington, now or as hereafter amended, the maximum impervious surface coverage may be exceeded, up to the maximum hard surface coverage allotment.

[...]

20.20.025 Intrusions into required setbacks.

[...]

F. LID Elements. Where feasible, LID BMPs such as bioretention facilities may be located within setbacks required in LUC 20.20.010, provided they conform to the setback requirements in the City of Bellevue Storm and Surface Water Engineering Standards.

[...]

20.20.425 Hard surface.

A. Purpose.

Limits on the total amount of hard surfaces associated with site development are desirable to minimize vegetation loss and limit stormwater runoff, which are impacted by the increased level of surface flow generated by hard surfaces. Live plant foliage and groundcover intercept stormwater by retaining or slowing the flow of precipitation to the ground, and their plant roots protect soil from erosion. Preserving naturally vegetated areas is a passive stormwater management tool that effectively reduces watershed function deterioration.

B. Applicability.

Hard surfaces are defined in LUC 20.50.024, and shall include all surfaces considered impervious under LUC 20.20.460, as well as permeable pavement surfaces and vegetated roofs. The hard surface limits contained in LUC 20.20.010 and the standards of this section, shall be imposed any time a permit, approval, or review including land alteration or land development including subdivisions, short subdivisions or planned unit developments, a change in lot coverage, or a

Planning Commission

July 13, 2016 Study Session

change in the area devoted to parking and circulation is required by this Code, or by the International Building Code.

C. Modifications to Hard Surface Limits.

The hard surface limits contained in LUC 20.20.010 and Chapter 20.25 LUC may be modified pursuant to a critical areas report, LUC 20.25H.230, so long as the critical areas report demonstrates that the effective impervious surface on the site does not exceed the limit established in LUC 20.20.010 and Chapter 20.25 LUC.

- 1. Garages on sites sloping uphill should be placed below the main floor elevation where feasible to reduce grading and to fit structures into existing topography. Garages on sites sloping downhill from the street may be required to be placed as close to the right-of-way as feasible and at or near street grade. Intrusion into the front setback, as provided in LUC 20.20.025.B, may be required. On slopes in excess of 25 percent, driveways shall be designed to minimize disturbance and should provide the most direct connection between the building and the public or private street; and
- 2. Changes in existing grade outside the building footprint shall be minimized. Excavation shall not exceed 10 feet. Fill shall not exceed five feet subject to the following provisions: all fill in excess of four feet shall be engineered; and engineered fill may be approved in exceptional circumstances to exceed five feet to a maximum of eight feet. Exceptional circumstances are:
 (1) instances where driveway access would exceed 15 percent slope if additional fill retained by the building foundation is not permitted; or (2) where the five-foot fill maximum generally is observed but limited additional fill is necessary to accommodate localized variations in topography.

D. Exemptions.

The following are exempted from determining maximum hard surface. These exemptions do not apply to any other Land Use Code requirement, including setbacks and limits on maximum lot coverage by structure, building code, utilities code or other applicable City of Bellevue codes or regulations.

- 1. Decks/Platforms. Decks and platforms constructed with gaps measuring one-eighth inch or greater between boards, so long as the surface below the deck or platform is pervious;
- Rockeries/Retaining Walls. Rockeries and retaining walls shall be exempt from the maximum hard surface limits;
- 3. Stabilization Measures. Shoreline stabilization measures shall be exempt from the maximum hard surface limits; and
- 4. Landscape Features. Fences, arbors with lattice or open roof materials and similar structures, individual stepping stones placed in the ground but not interlocking, cemented or held together with an impervious material, and organic mulch shall be exempt from the maximum hard surface limits.

E. Performance Standards.

Planning Commission

July 13, 2016 Study Session

- Design shall minimize topographic modification. Structures shall conform to the natural contour
 of the slope. The foundation shall be tiered to conform to the existing topography and step
 down the slope with earth retention incorporated into the structure where feasible. Standard
 prepared building pads, i.e., slab on grade, shall be avoided; and
- 2. Garages on sites sloping uphill should be placed below the main floor elevation where feasible to reduce grading and to fit structures into existing topography. Garages on sites sloping downhill from the street may be required to be placed as close to the right-of-way as feasible and at or near street grade. Intrusion into the front setback, as provided in LUC 20.20.025.B, may be required. On slopes in excess of 25 percent, driveways shall be designed to minimize disturbance and should provide the most direct connection between the building and the public or private street; and
- 3. Changes in existing grade outside the building footprint shall be minimized. Excavation shall not exceed 10 feet. Fill shall not exceed five feet subject to the following provisions: all fill in excess of four feet shall be engineered; and engineered fill may be approved in exceptional circumstances to exceed five feet to a maximum of eight feet. Exceptional circumstances are: (1) instances where driveway access would exceed 15 percent slope if additional fill retained by the building foundation is not permitted; or (2) where the five-foot fill maximum generally is observed but limited additional fill is necessary to accommodate localized variations in topography.

F. Maintenance and Assurance.

1. Pervious pavement and other hard surface techniques designed to mimic shall be designed by a professional engineer licensed by the State of Washington and the plans are approved by the Director. The Director may require a maintenance plan and long-term performance assurance device to ensure the continued function of the pervious pavement or other technique.

G. Existing Hard Surfaces.

1. Hard surfaces legally established on a site prior to [INSERT EFFECTIVE DATE], and which exceed the limits set forth in LUC 20.20.010 and Chapter 20.25 LUC shall not be considered nonconforming. Proposals to increase hard surface on a site shall conform to the limits of LUC 20.20.010 and Chapter 20.25 LUC; where a site already exceeds the allowed amount of hard surface, the additional hard surface shall not be approved unless an equal amount of existing hard surface is removed such that the net amount of hard surface is unchanged.

[...]

20.20.460 Impervious surface.

A. Purpose.

Planning Commission

July 13, 2016 Study Session

Limits on the total amount of impervious surfaces associated with site development are desirable to protect critical areas and limit stormwater runoff, which are impacted by the increased levels and rates of surface flow generated by impervious surfaces.

B. Applicability.

The impervious surface limits contained in LUC 20.20.010 and Chapter 20.25 LUC, and the standards of this section, shall be imposed any time a permit, approval, or review including land alteration or land development including subdivisions, short subdivisions or planned unit developments, a change in lot coverage, or a change in the area devoted to parking and circulation is required by this Code, or by the International Building Code.

C. Modifications to Impervious Surface Limits.

The impervious surface limits contained in LUC 20.20.010 and Chapter 20.25 LUC may be modified pursuant to a critical areas report, LUC 20.25H.230, so long as the critical areas report demonstrates that the effective impervious surface on the site does not exceed the limit established in LUC 20.20.010 and Chapter 20.25 LUC.

- 1. Garages on sites sloping uphill should be placed below the main floor elevation where feasible to reduce grading and to fit structures into existing topography. Garages on sites sloping downhill from the street may be required to be placed as close to the right-of-way as feasible and at or near street grade. Intrusion into the front setback, as provided in LUC 20.20.025.B, may be required. On slopes in excess of 25 percent, driveways shall be designed to minimize disturbance and should provide the most direct connection between the building and the public or private street; and
- 2. Changes in existing grade outside the building footprint shall be minimized. Excavation shall not exceed 10 feet. Fill shall not exceed five feet subject to the following provisions: all fill in excess of four feet shall be engineered; and engineered fill may be approved in exceptional circumstances to exceed five feet to a maximum of eight feet. Exceptional circumstances are: (1) instances where driveway access would exceed 15 percent slope if additional fill retained by the building foundation is not permitted; or (2) where the five-foot fill maximum generally is observed but limited additional fill is necessary to accommodate localized variations in topography.

D. Exemptions.

The following are exempted from determining maximum impervious surface. These exemptions do not apply to any other Land Use Code requirement, including setbacks and limits on maximum lot coverage by structure, building code, utilities code or other applicable City of Bellevue codes or regulations.

- 1. Decks/Platforms. Decks and platforms constructed with gaps measuring one-eighth inch or greater between boards, so long as the surface below the deck or platform is pervious;
- 2. Rockeries/Retaining Walls. Rockeries and retaining walls shall be exempt from the maximum impervious surface limits;

Planning Commission

July 13, 2016 Study Session

- 3. Stabilization Measures. Shoreline stabilization measures shall be exempt from the maximum impervious surface limits; and
- 4. Landscape Features. Fences, arbors with lattice or open roof materials and similar structures, individual stepping stones placed in the ground but not <u>interlocking</u>, cemented or held together with an impervious material, and gravel mulch shall be exempt from the maximum impervious surface limits.

E. Performance Standards.

- 1. Design shall minimize topographic modification. Structures shall conform to the natural contour of the slope. The foundation shall be tiered to conform to the existing topography and step down the slope with earth retention incorporated into the structure where feasible. Standard prepared building pads, i.e., slab on grade, shall be avoided; and
- 2. Garages on sites sloping uphill should be placed below the main floor elevation where feasible to reduce grading and to fit structures into existing topography. Garages on sites sloping downhill from the street may be required to be placed as close to the right-of-way as feasible and at or near street grade. Intrusion into the front setback, as provided in LUC 20.20.025.B, may be required. On slopes in excess of 25 percent, driveways shall be designed to minimize disturbance and should provide the most direct connection between the building and the public or private street; and
- 3. Changes in existing grade outside the building footprint shall be minimized. Excavation shall not exceed 10 feet. Fill shall not exceed five feet subject to the following provisions: all fill in excess of four feet shall be engineered; and engineered fill may be approved in exceptional circumstances to exceed five feet to a maximum of eight feet. Exceptional circumstances are: (1) instances where driveway access would exceed 15 percent slope if additional fill retained by the building foundation is not permitted; or (2) where the five-foot fill maximum generally is observed but limited additional fill is necessary to accommodate localized variations in topography.
- F. Existing Impervious Surfaces.
 - Impervious surfaces legally established on a site prior to August 1, 2006, and which exceed the limits set forth in LUC 20.20.010 and Chapter 20.25 LUC shall not be considered nonconforming. Proposals to increase impervious surface on a site shall conform to the limits of LUC 20.20.010 and Chapter 20.25 LUC; where a site already exceeds the allowed amount of impervious surface, the additional impervious surface shall not be approved unless an equal amount of existing impervious surface is removed such that the net amount of impervious surface is unchanged.
- G. Innovative Techniques.
 - Surfaces paved with <u>pervious permeable</u> pavement or other innovative techniques designed to mimic the function of a pervious surface shall not be included in the calculation of impervious surface areas. <u>These surfaces, however, they shall be included in the calculation of maximum hard surface areas, but not including the exemptions listed in LUC 20.20.425.C. so long as the technique</u>

Planning Commission

July 13, 2016 Study Session

is designed by a professional engineer licensed by the State of Washington and the plans are approved by the Director. The Director may require a maintenance plan and long-term performance assurance device to ensure the continued function of the pervious pavement or other technique.

[...]

20.20.590 Parking, circulation, and walkway requirements.

[...]

K. Parking Area and Circulation Improvements and Design

[...]

8. Internal Walkways

- c. Design Criteria. Except as otherwise specified in Part 20.25A LUC, internal walkways provided pursuant to this section must be designed and installed in conformance with the following:
 - i. Surface Materials. Internal walkways must be paved with hard-surfaced material such as concrete, asphalt, stone, brick, tile, <u>pervious pavement</u>, etc. Only nonskid paving may be used in walkways construction.

Planning CommissionJuly 13, 2016 Study Session

20.20.900 Tree retention and replacement.

A. Purpose.

Retention of significant trees as required by this section is necessary to maintain and protect property values, to enhance the visual appearance of the City, to preserve the natural wooded character of the Pacific Northwest, to promote utilization of natural systems, to reduce the impacts of development on the storm drainage system and water resources, and to provide a better transition between the various land uses permitted in the City.

B. Applicability.

The requirements of this section shall be imposed any time a permit, approval, or review including land alteration or land development including subdivisions, short subdivisions or planned unit developments, a change in lot coverage, or a change in the area devoted to parking and circulation is required by the Bellevue City Code or Land Use Code. Subsection F of this section shall apply to permits for new single-family structures and for additions to impervious surface areas that exceed 20 percent when located on a single-family lot developed with a residential use. Subsection E of this section applies to the removal of any significant trees in the R-1 Land Use District located in the Bridle Trails Subarea.

C. Required Review.

The Development Services Department shall review the proposed removal of significant trees with each application within the applicability of this section.

- D. Retention of Significant Trees for Subdivisions, Short Subdivisions, Planned Unit Development, Change in Lot Coverage, or Change in the Area Devoted to Parking and Circulation, Excluding Areas Located in the R-1 Land Use District in the Bridle Trails Subarea and for New or Expanding Single-Family Structures.
 - Perimeter Landscaping Area. In the required perimeter landscaping area, as set forth in LUC 20.20.520.F.1, the applicant shall retain all significant trees which will not constitute a safety hazard. For properties located in Bel-Red Land Use Districts, refer to perimeter landscape development at LUC 20.25D.110. Area devoted to access and sight areas as defined in the Transportation Code (Chapter 14.06 BCC) and area to be cleared for required roads, utilities, sidewalks, trails, or storm drainage improvements are exempt from this requirement.
 - 2. Site Interior.
 - a. In areas of the site other than the required perimeter landscaping area, the applicant must retain at least 15 percent of the diameter inches of the significant trees existing in this area; provided, that alder and cottonwood trees' diameter inches shall be discounted by a factor of 0.5. In the event of a conflict between this section and Part 20.25H, Part 20.25H shall prevail. In applying the

Planning Commission

July 13, 2016 Study Session

requirement for retention of significant trees, the Director shall consider require the preservation of the following types of significant trees in the following order of a priority:

- i. Landmark trees as defined in LUC 20.50.032;
- i.ii. Healthy sSignificant trees over 60 feet in height;
- ii.iii. Significant trees which form a continuous canopy;
- iv. Significant trees located within the rear yard; and
- iii.v. Significant trees which contribute to the character of the environment, and do not constitute a safety hazard;
- iv. Significant trees which provide winter wind protection or summer shade;
- v. Groups of significant trees which create a distinctive skyline feature; and
- vi. Significant trees in areas of steep slopes or adjacent to watercourses or wetlands.
- b. The Director may approve retention of trees which do not meet the definition of significant trees as a contribution toward the sum of the diameter inches required under subsection D.2.a of this section if a group of trees and its associated undergrowth can be preserved.
- 3. For subdivisions, short subdivisions, and planned unit developments, the applicant shall retain a minimum of 30 percent of the diameter inches of significant trees existing on the total site area of the development; provided, that alder and cottonwood trees' diameter inches shall be discounted by a factor of 0.5. Preservation priority of significant trees shall occur in the same order as specified above for the site interior.
- 4. Exemption. The provisions of this subsection which require retention of significant trees are not applicable in any Downtown Land Use District.
- 5. The applicant shall utilize tree protection techniques approved by the Director during land alteration and construction in order to provide for the continual healthy life of retained significant trees. The Director may require a maintenance assurance device to ensure the continual healthy life of retained significant trees for a period of up to five years in conformance with LUC 20.20.490.
- 5.6. Any property where significant trees are retained to meet the requirements of this chapter shall include notice of the retained trees on the recorded survey, and shall include a reference to this section to ensure their continued retention.
- 6-7. Reduced Parking Bonus. If the proposed landscape plan incorporates the retention of significant trees above that required by this section, the Director may approve a reduction of up to 10 percent of the required number of parking spaces if adequate

Planning Commission

July 13, 2016 Study Session

parking will remain on the subject property, and if land area for the required number of spaces remains available for future development on the subject property.

- E. Retention of Significant Trees in the R-1 Land Use District in the Bridle Trails Subarea for any Type of Land Alteration or Development.
 - 1. Permit Required. As required by BCC 23.76.035.A.8, a clearing and grading permit must be obtained from the City prior to the removal of any significant tree from any lot in the R-1 Land Use District in the Bridle Trails Subarea. The applicant may request a vegetation management plan to cover all proposed tree removal activities within a three-year period. In addition, for the removal of more than two significant trees within any three-year period, the requirements of subsections E.2 and E.3 of this section apply.
 - 2. Perimeter Tree Retention Requirement. For all lots in the R-1 Land Use District in the Bridle Trails Subarea, all significant trees which do not constitute a safety hazard within the first 20 feet adjacent to all property lines shall be retained. Area devoted to access and sight areas as defined in the Transportation Code (Chapter 14.06 BCC), and area to be cleared for required roads, utilities, sidewalks, trails, or storm drainage improvements is exempt from this requirement. In the event this requirement conflicts with minimum setback requirements for structures (LUC 20.20.010), the Alternative Tree Retention Option (subsection G of this section) may be used to allow development consistent with the setbacks established under LUC 20.20.010.
 - 3. Site Interior Tree Retention Requirement.
 - a. In addition to the required perimeter tree retention area, at least 25 percent of the cumulative diameter inches of existing significant trees must be retained; provided, that alder and cottonwood trees' diameter inches shall be discounted by a factor of 0.5.
 - b. The Director may approve retention of trees which do not meet the definition of significant trees as a contribution toward the sum of the diameter inches required under subsection E.3.a of this section if a group of trees and its associated undergrowth can be preserved.
 - 4. Tree Replacement Requirement. On any lot with eight or less significant trees, a planting plan showing a one-to-one ratio of replacement trees is required. Trees must be a minimum of six feet in height at planting.
- F. Retention of Significant Trees for New or Expanding Single-Family Structures Excluding Single-Family Structures Located in the R-1 Land Use District in the Bridle Trails Subarea.
 - 1. Site Area. For new single-family structures or additions to impervious surface areas that exceed 20 percent when located on a single-family lot developed with a residential use, the applicant shall retain a minimum of 30 percent of the diameter inches of significant trees existing in the site area; provided, that alder and cottonwood trees' diameter inches shall be discounted by a factor of 0.5. In the event of a conflict between this

Planning Commission

July 13, 2016 Study Session

<u>section and Part 20.25H, Part 20.25H shall prevail.</u> In applying the requirement for retention of significant trees, the Director shall <u>consider require</u> the preservation of the following types of significant trees <u>in the following order of</u> priority:

- a. Landmark trees as defined in LUC 20.50.032;
- a.b. Healthy sSignificant trees over 60 feet in height;
- b.c. Significant trees which form a continuous canopy;
- d. Significant trees located within the rear yard;
- e. Significant trees located within the first 20 feet adjacent to a property line-; and
- <u>f.</u> Significant trees which contribute to the character of the environment, and do not constitute a safety hazard;
- c.—Significant trees which provide winter wind protection or summer shade;
- d. Groups of significant trees which create a distinctive skyline feature;
- e. Significant trees in areas of steep slopes or adjacent to watercourses or wetlands; and
- f.a.-Significant trees located within the first 20 feet adjacent to a property line.
- The Director may approve retention of trees which do not meet the definition of significant trees as a contribution toward the sum of the diameter inches required under LUC 20.20.900.F.1 if a group of trees and its associated undergrowth can be preserved.
- The applicant shall utilize tree protection techniques approved by the Director during land alteration and construction in order to provide for the continual healthy life of retained significant trees.
- G. Alternative Tree Retention or Replacement Option.
 - 1. An applicant may request a modification of the tree retention requirements set forth in subsections D, E, and F of this section.
 - 2. The Director may administratively approve a modification of the perimeter or interior tree retention requirements if:
 - a. The modification is consistent with the stated purpose of this section; and
 - b. The modification proposal either:
 - Incorporates the retention or replacement of significant trees equal in equivalent diameter inches or incorporates the increased retention or replacement of significant trees and naturally occurring undergrowth to what would otherwise be required; or
 - ii. Incorporates the retention or replacement of other natural vegetation in consolidated locations which promotes the natural vegetated character of the site and neighborhood including use as pasture land or for agricultural uses.
 - iii. Where a modification proposal includes supplemental or replacement trees in lieu of retention, the applicant shall utilize plant materials which

Planning CommissionJuly 13, 2016 Study Session

complement the natural character of the Pacific Northwest, and which are adaptable to the climatic, topographic, and hydrologic characteristics of the site. $(Ord. 6197, 11 17 14, \S 15; Ord. 5896, 8 3 09, \S 3; Ord. 5876, 5 18 09, \S 22; Ord. 5791, 12 3 07, \S 14; Ord. 5662, 3 20 06, \S 2)$



Planning CommissionJuly 13, 2016 Study Session

Chapter 20.25 Special and Overlay Districts

Part 20.25A Downtown

[...]

20.25A.060 Walkways and sidewalks.

- A. Walkways and Sidewalks Perimeter.
 - 1. Minimum Width.
 - a. The minimum width of perimeter walkway or sidewalk on the streets identified in this paragraph is 16 feet plus a 6-inch curb. Included within that 16 feet and adjacent to the curb, there shall be a planter strip or tree pit as prescribed by Plate A of this section:
 - i. NE 6th between 110th Avenue NE and 112th Avenue NE; and
 - ii. 106th Avenue NE between NE 4th and NE 8th; and
 - iii. 108th Avenue NE between NE 4th and NE 8th; and
 - iv. 110th Avenue NE between NE 4th and NE 8th; and
 - v. Bellevue Way between Main and NE 12th; and
 - vi. NE 4th between 100th Avenue NE and 112th Avenue NE; and
 - vii. NE 8th between 100th Avenue NE and 112th Avenue NE.
 - b. Along any other street not listed in subsection A.1.a of this section, the minimum width of a perimeter walkway or sidewalk is 12 feet plus a 6-inch curb. Included in that 12 feet and adjacent to the curb, there shall be a planter strip or tree pit as prescribed in Plate A of this section.
 - c. Within the width of the walkway or sidewalk, at least six feet of unobstructed travel path shall be maintained for safe pedestrian access.
 - d. Planter Strips and Tree Pits.
 - Planter strips shall be at least five feet wide and as long as the street frontage, excluding curb cuts, driveways and spacing for utilities. Planter strips and tree pits shall be located adjacent to the curb unless precluded by existing utilities which cannot be reasonably relocated. Tree pits may shall be covered with protective grates or pavers. Where stormwater facilities are used in conjunction with tree pits, removable grates shall be utilized.
 - 2. Street Trees and Landscaping Perimeter.
 - a. Tree Species. The property owner shall install street trees, in addition to any landscaping required by LUC 20.25A.040, according to the requirements of Plate B of this section as now or hereafter amended and this section.

Comment [BP1]: New code language from Downtown Livability early wins code amendments.

Planning Commission

July 13, 2016 Study Session

- b. Installation. Street trees, at least 2.5 inches in caliper or as approved by the Director, must be planted at least 3 feet from the face of the street curb, and a maximum of 20 feet for small trees, 25 feet for medium trees, and 30 feet for large trees. The size of the tree shall be determined by Plate B of this section, as now or hereafter amended. A street tree planting area may also include decorative paving and other native plant materials except grass that requires mowing. The use of planter strips for stormwater treatment is encouraged. Installation shall be in accordance with the Parks and Community Services Department Environmental Best Management Practices and Design Standards, as now or hereafter amended.
- c. Irrigation. A permanent automatic irrigation system shall be provided at the time of installation of street trees and sidewalk planting strip landscaping located in a required planter strip or tree pit. The irrigation system shall be served by a separate water meter installed by the applicant and served by City-owned water supply with 24-hour access by the City. The use of rainwater to supplement irrigation is encouraged. Irrigation system shall be designed per the Parks and Community Services Department Environmental Best Management Practices and Design Standards, as now or hereafter amended.
- d. Street Landscaping. Street trees together with shrubbery, groundcover and other approved plantings are required in a planter strip along the length of the frontage. Vegetation included in the planter strip shall be able to withstand urban conditions, shall be compatible with other plantings along the same street, and shall reflect the character of the area within which they are planted, as approved by the Director.

Comment [BP2]: Does this refer to spacing of trees? Seems to be missing some language.

[...]

Plate A - Downtown Bellevue Planter Strip/Tree Pits Required

East-West	Planter Strip/Tree Pits
NE 12th (102nd to I-405)	Planter Strip
NE 11th (110th to 112th)	Planter Strip
NE 10th (100th to 106th)	Planter Strip
NE 10th (106 to I-405)	Planter Strip
NE 9th (110th to 111th)	Tree Pits
NE 8th (100th to 106th)	Planter Strip

DRAFT Chapter 20.25 Special and Overlay Districts July 6, 2016

Page 2 of 16

Comment [BP3]: Is there any interest in specifying streets where bioretention planters shall be utilized?

Planning Commission

July 13, 2016 Study Session

Planter Strip
See Pedestrian Corridor Design Guidelines
See Pedestrian Corridor Design Guidelines
Tree Pits
Planter Strip on the south side, Tree Pits on the north side
Planter Strip
Tree Pits
Planter Strip
Planter Strip
Planter Strip
Tree Pits
Tree Pits
Planter Strip
Planter Strip
Planter Strip
Planter Strip
Tree Pits
Tree Pits
Planter Strip
Tree Pits
Tree Pits
Tree Pits

Planning Commission

July 13, 2016 Study Session

Bellevue Way (NE 12th to NE 10th)	Planter Strip
Bellevue Way (NE 10th to NE 4th)	Planter Strip
Bellevue Way (NE 4th to Main)	Planter Strip
Bellevue Way (Main to Downtown Boundary)	Planter Strip
105th (NE 4th to NE 2nd)	Planter Strip
105th SE (near Main St)	Planter Strip
106th (NE 12th to NE 8th)	Planter Strip
106th (NE 8th to NE 4th)	Tree Pits
106th (NE 4th to Main)	Planter Strip
106th Pl NE (near NE 12th)	Tree Pits
107th (NE 2nd to south of Main)	Tree Pits
108th (NE 12th to NE 8th)	Tree Pits
108th (NE 8th to NE 4th)	Tree Pits
108th (NE 4th to south of Main)	Tree Pits
109th (near NE 10th)	Planter Strip
110th (NE 12th to NE 8th)	Planter Strip
110th (NE 8th to NE 4th)	Planter Strip
110th (NE 4th to Main)	Planter Strip
111th (NE 11th to NE 9th)	Planter Strip
111th (NE 4th to NE 2nd)	Planter Strip
112th (NE 12th to Main)	Planter Strip
110th (NE 12th to NE 8th) 110th (NE 8th to NE 4th) 110th (NE 4th to Main) 111th (NE 11th to NE 9th) 111th (NE 4th to NE 2nd)	Planter Strip Planter Strip Planter Strip Planter Strip Planter Strip Planter Strip

Plate B – Downtown Bellevue Street Tree Species Plan

East-West	Proposed Street Trees	Tree Size

Page 4 of 16

Comment [BP4]: Including for reference, ensure that tree species are compatible with bioretention, or specify spacing for bioretention?

Planning Commission

July 13, 2016 Study Session

NE 12th (102nd to I-405)	Pear: Pyrus calleryana 'Glens form'	Small
NE 11th (110th to 112th)	'Katsura: Cercidiphyllum japonicum'	Large
NE 10th (100th to 106th)	Tupelo: Nyssa sylvatica 'Firestarter'	Medium
NE 10th (106 to I-405)	Zelkova serrata 'Village Green'	Medium
NE 9th (110th to 111th)	Katsura: Cercidiphyllum japonicum	Large
NE 8th (100th to 106th)	Honeylocust: Gleditsia tricanthos 'Shademaster'	Medium
NE 8th (106th to 112th)	Pac Sunset Maple: Acer truncatum x platanoides 'Warrenred'	Medium
NE 6th (Bellevue Way to 106th)	Honeylocust: Gleditsia tricanthos 'Shademaster'	Medium
NE 6th (106th to I-405)	Katsura: Cercidiphyllum japonicum	Large
NE 4th (100th to I-405)	Autumn Blaze Maple: Acer x Freemanii 'Jeffersred'	Large
NE 3rd Pl (110th to 111th)	Tupelo: Nyssa sylvatica 'Firestarter'	Large
NE 2nd Pl (108th to 111th)	Persian ironwood: Parrotia persica 'Vanessa'	Medium
NE 2nd (Bellevue Way to I-405)	English oak: Quercus robur 'Pyramich'	Large
NE 1st/2nd (100th to Bellevue Way)	Hungarian oak: Quercus frainetto 'Schmidt'	Large
NE 1st (103rd to Bellevue Way)	Ginkgo: Ginkgo biloba 'Magyar'	Medium
Main St (100th to Bellevue Way)	Ginkgo: Ginkgo biloba 'Magyar'	Medium
Main St (Bellevue Way to I-405)	Tupelo: Nyssa sylvatica 'Afterburner'	Medium
North-South	Proposed Street Trees	Tree Size
100th (NE 12th to NE 10th)	Pear: Pyrus calleryana 'Aristocrat'	Small
100th (NE 10th to NE 1st)	Scarlet oak: Quercus coccinia	Large
100th (NE 1st to Main)	Ginkgo: Ginkgo biloba 'Magyar'	Medium
101st (near NE 10th)	Ginkgo: Ginkgo biloba 'Autumn Gold'	Medium
101st Ave SE (south of Main St)	Katsura: Cercidiphyllum japonicum	Large

Planning Commission

July 13, 2016 Study Session

	T	
102nd (NE 12th to NE 8th)	Miyabe maple: Acer miyabei 'Rugged Ridge'	Large
102nd (NE 1st to south of Main St)	Katsura: Cercidiphyllum japonicum	Large
103rd (near NE 10th)	Ginkgo: Ginkgo biloba 'Autumn Gold'	Medium
103rd (NE 2nd to Main St)	Katsura: Cercidiphyllum japonicum	Large
Bellevue Way (NE 12th to NE 10th)	Tulip tree: Liriodendron tulipifera 'JFS-oz'	Large
Bellevue Way (NE 10th to NE 4th)	Honeylocust: Gleditsia tricanthos 'Shademaster'	Medium
Bellevue Way (NE 4th to Main)	Tulip tree: Liriodendron tulipifera 'JFS-oz'	Large
105th (NE 4th to NE 2nd)	Sweetgum: Liquidambar styraciflua 'Worplesdon'	Large
105th SE (near Main St)	London planetree: Platanus x acerifolia 'Bloodgood'	Large
106th (NE 12th to NE 8th)	Elm: Ulmus propinqua 'Emerald Sunshine'	Large
106th (NE 8th to NE 4th)	Elm: Ulmus Americana 'Jefferson'	Large
106th (NE 4th to Main)	Elm: Ulmus 'Morton Glossy'	Large
106th PI NE (near NE 12th)	London planetree: Platanus x acerifolia 'Bloodgood'	Large
107th (NE 2nd to south of Main)	Hornbeam: Carpinus caroliniana 'Palisade'	Medium
108th (NE 12th to NE 8th)	Persian ironwood: Parrotia persica 'Ruby Vase'	Medium
108th (NE 8th to NE 4th)	Sweetgum: Liquidambar styraciflua 'Worplesdon'	Large
108th (NE 4th to south of Main)	Zelkova serrata 'Green Vase'	Medium
109th (near NE 10th)	Linden: Tilia cordata 'Chancole'	Large
110th (NE 12th to NE 8th)	Linden: Tilia americana 'Redmond'	Large
110th (NE 8th to NE 4th)	Zelkova serrata 'Village Green'	Medium
110th (NE 4th to Main)	Red maple: Acer rubrum 'Somerset'	Large
111th (NE 11th to NE 9th)	Ginkgo: Ginkgo biloba 'Autumn Gold'	Medium

Planning Commission

July 13, 2016 Study Session

111th (NE 4th to NE 2nd)	Ginkgo: Ginkgo biloba 'Autumn Gold'	Medium
112th (NE 12th to Main)	Scarlet oak: Quercus coccinia	Large

20.25A.090 Perimeter Design District

[...]

D. Development Standards

[...]

4. Landscape Development

[...]

- b. Linear Buffers.
 - i. General. Any development situated within Perimeter Design District Subdistrict A shall provide a "linear buffer" within the minimum setback adjacent to the Downtown boundary required by paragraph D.2 of this section. The purpose of this feature is to produce a green buffer that will soften the visual impact of the relatively larger buildings. These design standards are minimum requirements for the size and quantity of trees, shrubs and other "linear buffer" elements. The specific design of the "linear buffer" for each project site will be determined through the Design Review Process. Design considerations include but are not limited to the placement of elements and their relationship to adjacent property as well as to the proposed development. Different sets of design standards apply to each of the locational conditions.
 - ii. Where the Downtown boundary falls within the Main Street, 100th Avenue NE or NE 12th Street right-of-way, the minimum setback from the Downtown boundary shall be landscaped according to the basic requirements and either Alternative A or B of the supplemental requirement.
 - (1) Basic Requirements (applicable in all cases):
 - (a) Must have a minimum width of 20 feet;
 - (b) Must abut and be within three feet in elevation of a sidewalk, so as to be visually and physically accessible;
 - (c) Must provide at least one sitting space for each 200 square feet of the perimeter setback area;
 - (d) May not be used for parking; vehicular access drives shall be kept to a
 - (e) Must be readily accessible to the public at all times;

Planning CommissionJuly 13, 2016 Study Session

- (f) Must include seasonal color in an amount of at least 10 percent of the perimeter setback area;
- (g) Must utilize native species for at least 50 percent of the plantings located within the perimeter setback area.
- (2) Supplemental Requirements:
 - (a) Alternative A:
 - (i) Three deciduous trees, with a minimum caliper of three inches, per each 1,000 square feet of the perimeter setback area; and
 - (ii) Two flowering trees, with a minimum caliper of two inches, per each 1,000 square feet of perimeter setback area; and
 - (iii) Ten evergreen shrubs, minimum five-gallon size, per 1,000 square feet of the perimeter setback area; and
 - (iv) Any paved surfaces shall be no more than 10 percent of the perimeter setback area; and
 - (v) Planting area must either be raised or sloped. If raised, the planting area shall be surrounded by a wall with a minimum height of 18 inches and a maximum height of 24 inches to allow for sitting.
 - (b) Alternative B:
 - (i) Three deciduous trees, with a minimum caliper of three inches, per each 1,000 square feet of the perimeter setback area; and
 - (ii) Lawn greater than five feet in width or ground cover on at least 25 percent of the perimeter setback area; and
 - (iii) Any paved surfaces shall be no more than 75 percent of the perimeter setback area; and
 - (iv) Paved areas shall use <u>pervious pavement</u>, brick, stone or tile in a pattern and texture that is level and slip-resistant; and
 - (v) Opportunities for pedestrian flow from the sidewalk shall be frequent and direct. Changes in grade between the linear buffer and sidewalk shall be accommodated by steps or terraces, rather than walls.
- iii. Where the Downtown boundary abuts property outside the Downtown other than right-of-way described in paragraph D.4.b.ii of this section, the minimum setback from the Downtown boundary (or perimeter property lines when the setback has been relocated pursuant to Note 10 of subsection 20.25A.090.D.2) shall be landscaped as follows:

Planning Commission

July 13, 2016 Study Session

- (1) The entire setback (20 feet) shall be planted. No portion may be paved except for vehicular entrance drives and required mid-block pedestrian connections.
- (2) The setback must incorporate a berm having a minimum height of three and one-half feet.
- (3) The setback must be planted with:
 - (a) Evergreen and deciduous trees, with no more than 30 percent deciduous, a minimum of 10 feet in height, at intervals no greater than 20 feet on center; and
 - (b) Evergreen shrubs, a minimum of two-gallon in size, at a spacing of three feet on center; and
 - (c) Living ground cover so that the entire remaining area will be covered in three years.
- c. Street Trees. Street trees required by LUC 20.25A.060.C along Main Street, 100th Avenue NE or NE 12th Street must be at least four inches in caliper.

20.25A.110 Design Review Criteria

B. Downtown Patterns and Context.

[...]

4. Landscape Design

[...]

B. Encourage Require retention of significant existing vegetation, where it can be incorporated into efficient site design and maintained in a safe and healthful condition.

Part 20.25B Transition Area Design District

20.25B.040 Development Standards

[...]

- C. Landscaping, Open Space and Buffers
 - Landscaping. All landscaping shall comply with standards set forth in LUC 20.20.520. The
 provisions of LUC 20.20.520.J (Alternative Landscaping Option) are applicable and, in addition,
 may be used to modify up to 10 feet of required street frontage landscaping.
 - 2. Buffer
 - a. A landscaped buffer, at least 20 feet in width, shall be provided along the entire street frontage where any portion of the street frontage is abutting a district receiving transition and along the interior property line abutting the district receiving transition. Where feasible, bioretention swales and planters may be located within landscape buffers.

Planning Commission

July 13, 2016 Study Session

- All significant trees within 15 feet of the property line shall be retained as required by LUC
 20 20 520 F
- c. The buffer shall be planted with the following, and shall include at least 50 percent native species in the required plantings:
 - i. Evergreen and deciduous trees, of which no more than 40 percent can be deciduous. There shall be a minimum of five trees per 1,000 square feet of buffer area, which shall be a minimum of 10 feet high at planting, along with the evergreen shrubs and living groundcover as described in paragraphs C.2.c.ii and iii of this section to effectively buffer development from adjacent residential properties; and
 - ii. Evergreen shrubs, a minimum 42 inches in height at planting, at a spacing no greater than three feet on center; and
 - iii. Living groundcover planted to cover the ground within three years; and
 - iv. Alternatively, where the street frontage landscaping will be planted to buffer a building elevation and not a parking area, driveway or site development other than a building, a lawn no less than five feet in width may be substituted for the shrubs and groundcover required in paragraphs C.2.c.ii and iii of this section; provided, that the soil in the entire area of lawn is amended in accordance with LUC 20.20.520.F.8. This paragraph does not apply in LI and GC Districts.
- d. Where an LI, GC or CB zoned property abuts a residential district on an interior property line, an evergreen hedge a minimum of four feet in height at planting and capable of achieving a continued visual screen with a height of five feet within a three-year period or a combination of shrubs and fence shall be added within the required planting area to achieve the effect of a hedge.
- e. Patios and other similar ground level features and trails may be incorporated into the buffer area, except that no more than 20 percent of the area may be used for such features. Patios shall not be located within 10 feet of the property line.

[...]

Part 20.25D Bel-Red

[...]

20.25D.150 Design Guidelines

[...]

B. Character and Site Guidelines. Purpose

Planning Commission

July 13, 2016 Study Session

These guidelines address the qualities that make the Bel-Red subarea unique. They consider what makes an area a special, distinct "place," not simply a group of individual buildings and streets.

- 1. Integrate the Natural Environment.
 - a. Intent.

Reinforce linkages and orient buildings to the Bel-Red Subarea's natural and landscaped features

b. Guideline.

Site and building design should capitalize on significant elements of the natural environment, Highland Community Park and planned park and open space, riparian corridors and wetlands. Designs should incorporate open space amenities for residents, employees and visitors. Depending on the location, this may be accomplished through integration of the natural environment with new development or providing a smooth transition between the natural and built environments.

- c. Recommended.
 - Active and passive gathering places and walkways oriented toward parks and open, natural spaces.
 - ii. Clear and convenient public access to open space amenities.
 - iii. Elements that engage the natural environment where the sight, sound and feel of nature can be directly experienced.
 - iv. Buildings sited to take maximum advantage of adjacent public amenities.
 - v. Walkways and plazas paved with high-quality materials (such as brick or stone), and other architectural elements that use materials, colors and forms that are harmonious with the natural surroundings.
- d. Not recommended.
 - i. Buildings that turn their back on open space amenities.
 - i. Stands of "native" planting schemes within large, automobile-oriented parking lots.

[...]

- 4. Protect and Enhance Surface Water Resources.
 - a. Intent.

Conserve water quality, natural hydrology and habitat, and preserve biodiversity through protection of water bodies and wetlands.

b. Guideline.

Natural water systems regulate water supply, provide biological habitat and may provide recreational opportunities. Undeveloped ecosystems absorb the precipitation and convey only a small portion of rainfall as surface runoff. New and infill development should minimize disturbances to the on-site, adjacent, and regional natural water systems. <u>Use of natural drainage practices are required unless infeasible.</u>

Planning Commission

July 13, 2016 Study Session

- c. Recommended.
 - i. Grading and plan layout that captures and slows runoff.
 - ii. Pervious or semi-pervious surfaces that allow water to infiltrate soil.
 - iii. On-site landscape-based water treatment methods that treat rainwater runoff from all surfaces, including parking lots, roofs and sidewalks.
- d. Not Recommended.
 - i. Buried, piped or culverted stream channels.
 - Water quality enhancement projects that detract from the urban character of the area.

[...]

Part 20.25F Evergreen Highlands Design District

20.25F.040 Site and Design Requirements

[...]

C. Design Requirements

[...]

- 2. Landscaping and Vegetation Preservation.
 - a. The applicant must provide landscaping between structures, as a setting for structures, and within and around parking areas. This landscaping must enhance the coordinated project design, and provide a pleasing environment between structures. All pervious surface must be landscaped, except those areas specified under other provisions of this Code for natural vegetation, or determined by the Technical Committee as desirable for retention in its natural state.
 - b. If landscaping is located between uses, the type and intensity of planting must reflect the variation in use category and intensity. The larger the variation, the more the planting must serve as a solid screen.
 - c. Particular attention must be given to street frontage landscaping which will visually separate the development from the street, and create a soft edge condition.
 - d. Landscaping shall create a setting which enhances pedestrian use of open space and which provides a sense of place and scale for the proposed development.
 - e. A significant number of trees at least 12 feet to 14 feet in height or two and one-half inches to three inches in caliper, in conformance with the American Standard for Nursery Stock, and predominantly evergreen, must be included in each planted area. Caliper is measured four feet above existing grade. Shrubs at least three and one-half feet in height along a parking area or site perimeter and at least two feet in height at any other location must be interspersed among the trees, and the majority of the remaining area planted with living ground cover so that the ground will be covered in three years.

DRAFT Chapter 20.25 Special and Overlay Districts July 6, 2016

Page 12 of 16

Planning Commission

July 13, 2016 Study Session

- f. Wherever practical and consistent with proposed site design, tree line and existing trees at least six inches in caliper must be retained. Caliper is measured four feet above existing grade. Tree protection techniques, approved by the Technical Committee must be utilized during construction. Where changes in grade have occurred, permanent tree preservation methods, approved by the Technical Committee must be utilized.
- g. The applicant must install street trees at least three inches in caliper along the street frontage. Caliper is measured four feet above existing grade. The location and species installed are subject to approval of the Technical Committee.
- h. The applicant must install interior parking area landscaping equal to at least 10 percent of the area devoted to parking and circulation. Planting areas must be at least 100 square feet and no more than 1,000 square feet. The minimum dimension in any direction is four feet. Each planting area must contain at least one tree combined with shrubs and ground cover which meet the minimum size requirements of paragraph C.2.e of this section.
- i. The provisions of LUC 20.20.520 do not apply in the Evergreen Highlands Design District, except for those requirements contained in LUC 20.20.520.K and L.

[...]

4. Drainage

The applicant must submit a drainage plan consistent with the development standards of the City of Redmond and the City of Bellevue which produce the more protective drainage system as determined by the Redmond Public Works Director and the Bellevue Utilities Director. The use of LID stormwater management techniques is required unless infeasible.

[...]

Part 20.25F1 Factoria 1

20.25F1.070 Sidewalks and Pedestrian Paths

- A. Perimeter Sidewalks.
 - 1. Minimum Width. The minimum width of perimeter street sidewalks shall be 12 feet inclusive of the planter strip plus six inches for curb, except as necessary to retain mature trees pursuant to paragraph A.2.e below.
 - 2. Street Trees And Planter Strip Design.
 - a. Installation. The property owner shall install street trees and planter strips, in addition to any landscaping required by LUC 20.25F1.050, pursuant to the City of Bellevue Environmental Best Management Practices and Design Standards, now or as hereafter amended. Street tree and planter strips shall be irrigated. Appropriate tree species will be determined through the Master Development Plan process.

DRAFT Chapter 20.25 Special and Overlay Districts July 6, 2016

Page 13 of 16

Planning Commission

July 13, 2016 Study Session

- b. Location. The area in which planter strips are installed must be located between the street and the sidewalk unless precluded by existing utilities which cannot reasonably be relocated or as necessary to retain mature trees pursuant to paragraph A.2.e below.
- c. Design. Required street trees should be placed in predominantly continuous planter strips together with shrubbery, ground cover and other plantings approved by the Director. The area in which street trees are planted must be at least four feet wide by six feet wide. Vegetation approved for a planter strip must be compatible with the F1 Design Guidelines for the development area within which the planter strip is located. A street planter strip may also include decorative paving and other plant materials except turf. Where feasible, bioretention swales and planters may be located within the planter strip.
- d. Size and Spacing. Large growing deciduous street trees, at least three inches in caliper or as approved by the Director, shall be planted at least three feet from the street curb, and a maximum of 30 feet on center, and shall conform to the sight distance requirements of BCC 14.60.240.
- e. Mature Tree Retention. The existing mature street trees located on the perimeter street frontages shall be maintained to the extent feasible. Sidewalks and planter strips may be reduced and/or relocated to the back of sidewalk if necessary to accommodate retention of the mature trees.

B. On-Site Sidewalks.

- 1. Minimum Width. The minimum width of on-site street sidewalks shall be 12 feet inclusive of the street tree planting wells.
- 2. Street Trees and Plantings.
 - a. Installation. The property owner shall install street trees and plantings, in addition to any landscaping required by LUC 20.25F1.050, pursuant to the City of Bellevue Environmental Best Management Practices and Design Standards, now or as hereafter amended. Street trees and required landscaping shall be irrigated. Appropriate tree species will be determined through the Master Development Plan process.
 - b. Location. Street trees shall be planted in a continuous, rhythmic pattern. Street trees must be located between the street and the sidewalk.
 - c. Design. Required street trees shall be planted in tree pits with grates. The area in which street trees are planted must be at least four feet wide by six feet wide. Where stormwater facilities are used in conjunction with tree pits, removable grates shall be utilized.
 - d. Size and Spacing. Small growing pedestrian-scale deciduous street trees, at least three inches in caliper or as approved by the Director, shall be planted at least three feet from the street curb, and a maximum of 25 feet on center, and shall conform to the sight distance requirements of BCC 14.60.240.

Planning Commission

July 13, 2016 Study Session

C. Pedestrian Paths.

- 1. Minimum Width. The minimum width of pedestrian paths shall be 12 feet inclusive of the planter strip. Parking spaces adjacent to pedestrian paths must be designed to ensure that the minimum sidewalk width is maintained free of vehicle encroachments.
- 2. Location. Pedestrian path locations and phasing shall be determined through the Master Development Plan process consistent with the site design guidelines.
- 3. Landscape Strips.
 - a. Installation. The property owner shall install trees and plantings, in addition to any landscaping required by LUC 20.25F1.050, pursuant to the City of Bellevue Environmental Best Management Practices and Design Standards, now or as hereafter amended. Tree and planter strips shall be irrigated.
 - b. Design. Appropriate tree species and landscaping shall be determined through the Master Development Plan process. Street trees, shrubbery, ground cover and other plantings approved by the Director shall be provided in continuous planter strips along the length of a pedestrian path. The area in which street trees are planted must be at least four feet wide by six feet wide. Vegetation approved for a planter strip must be compatible with the F1 Design Guidelines for the development area within which the planter strip is located. (Ord. 5726, 3-19-07, § 3)

Part 20.25H Critical Areas Overlay District

20.25H.080 Performance standards.

D. General.

Development on sites with a type S or F stream or associated critical area buffer shall incorporate the following performance standards in design of the development, as applicable:

[...]

- 4. Toxic runoff from new impervious area shall be routed away from the stream.
- 5. Treated water may be allowed to enter the stream critical area buffer.
- 6. The outer edge of the stream critical area buffer shall be planted with dense vegetation to limit pet or human use. Preference shall be given to native species.

Part 20.25J Medical Institution District

20.25J.070 Streetscape Design Requirements

A. Sidewalks

[...]

- 2. Street Trees and Plantings
 - The property owner shall install street trees and plantings, in addition to any landscaping required by LUC 20.25J.060. Appropriate tree species will be determined

Planning CommissionJuly 13, 2016 Study Session

through the Master Development Plan or Design Review where Master Development Plan approval is not required.

- b. The area in which street plantings are installed must be located between the street and the sidewalk unless precluded by existing utilities which cannot reasonably be relocated. Required street trees together with shrubbery, groundcover and other approved plantings must be placed in a planter strip along the length of the frontage. Where feasible, bioretention swales and planters may be located within the planter strip. The planter strip must be at least four feet wide unless a smaller strip is approved by the Director. Vegetation included in the planter strip shall be urban in character, shall be compatible with other plantings within the property and along the same street, and shall reflect the character of the area in which they are planted. Designs should prioritize the selection of native plant species.
- c. Street trees, at least three inches in caliper or as approved by the Director, must be planted at least three feet from the street curb, and a maximum of 25 feet on center, unless upon request of the applicant minor modification of this requirement is approved by the Director, and conforms to the sight distance requirements of BCC 14.60.240. A street tree planting area may also include decorative paving and other plant materials except turf.
- d. Street trees and plantings shall be irrigated.

Planning CommissionJuly 13, 2016 Study Session

Part 20.30D Planned Unit Development

20.30D.110 Scope.

This Part 20.30D establishes the procedure and criteria that the City will use in making a decision upon an application for a Planned Unit Development.

20.30D.115 Applicability.

- A. This part applies to each application for a Planned Unit Development.
- B. An applicant may submit an application for a Planned Unit Development for a residential or mixed residential and commercial use project.
- C. In no case may a Planned Unit Development include uses which are not permitted by the zoning of the subject property. For purposes of this Part 20.30D, however, a single-family dwelling as defined in LUC 20.50.016 includes dwellings attached by common walls, floors and ceilings. (Ord. 5089, 8-3-98, § 31; Ord. 4972, 3-3-97, § 42; Ord. 4816, 12-4-95, § 141)

20.30D.120 Purpose.

A Planned Unit Development is a mechanism by which the City may permit a variety in type, design, and arrangement of structures; and enable the coordination of project characteristics with features of a particular site in a manner consistent with the public health, safety and welfare. A Planned Unit Development allows for innovations and special features in site development, including the location of structures, conservation of natural land features, protection of critical areas and critical area buffers, the use of low impact development techniques, conservation of energy, and efficient utilization of open space. (Ord. 5682, 6-26-06, § 9)

20.30D.150 Planned Unit Development plan – Decision criteria.

The City may approve or approve with modifications a Planned Unit Development plan if:

- A. The Planned Unit Development is consistent with the Comprehensive Plan; and
- B. The Planned Unit Development accomplishes, by the use of permitted flexibility and variation in design, a development that is better than that resulting from traditional development. Net benefit to the City may be demonstrated by one or more of the following:
 - 1. Placement, type or reduced bulk of structures, or
 - 2. Interconnected usable open space, or
 - 3. Recreation facilities, or
 - 4. Other public facilities, or
 - 5. Conservation of natural features, vegetation and on-site soils, or

5.6. Reduction in hard surfaces, or

Planning Commission

July 13, 2016 Study Session

- 6.7. Conservation of critical areas and critical area buffers beyond that required under Part 20.25H LUC, or
- 7.8. Aesthetic features and harmonious design, or
- 8.9. Energy efficient site design or building features, or
- 9.10. Use of low impact development techniques; and
- C. The Planned Unit Development results in no greater burden on present and projected public utilities and services than would result from traditional development and the Planned Unit Development will be served by adequate public or private facilities including streets, fire protection, and utilities; and
- D. The perimeter of the Planned Unit Development is compatible with the existing land use or property that abuts or is directly across the street from the subject property. Compatibility includes but is not limited to size, scale, mass and architectural design of proposed structures; and
- E. Landscaping within and along the perimeter of the Planned Unit Development is superior to that required by this code, LUC 20.20.520 and landscaping requirements applicable to specific districts contained in Chapter 20.25 LUC, and enhances the visual compatibility of the development with the surrounding neighborhood; and
- F. At least one major circulation point is functionally connected to a public right-of-way; and
- G. Open space, where provided to meet the requirements of LUC 20.30D.160.A.1, within the Planned Unit Development is an integrated part of the project rather than an isolated element of the project; and
- H. The design is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity; and
- I. That part of a Planned Unit Development in a transition area meets the intent of the transition area requirements, Part 20.25B LUC, although the specific dimensional requirements of Part 20.25B LUC may be modified through the Planned Unit Development process; and
- J. Roads and streets, whether public or private, within and contiguous to the site comply with Transportation Department guidelines for construction of streets; and
- K. Streets and sidewalks, existing and proposed, are suitable and adequate to carry anticipated traffic within the proposed project and in the vicinity of the proposed project; and
- L. Each phase of the proposed development, as it is planned to be completed, contains the required parking spaces, open space, recreation space, landscaping and utility area necessary for creating and sustaining a desirable and stable environment. (Ord. 5876, 5-18-09, § 26; Ord. 5682, 6-26-06, § 10; Ord. 4972, 3-3-97, § 48; Ord. 4816, 12-4-95, § 147)

Planning Commission

July 13, 2016 Study Session

20.30D.160 Planned Unit Development plan – Conservation feature and recreation space requirement.

A. General.

Within a Planned Unit Development including residential uses:

- 1. Through the conservation design features included in subsection B of this section, the proposal must earn square footage credit totaling at least 40 percent of the gross land area, which includes any critical area or critical area buffer; and
- 2. At least 10 percent of the gross land area, which includes any critical area or critical area buffer, of the subject property must be retained or developed as common recreation space as defined by LUC 20.50.044; provided, however, that the requirement for recreation space may be waived if the total of critical area and critical area buffer equals at least 40 percent of the gross land area; and
- 3. Recreation space as required by subsection A.2 of this section may be included within non-critical area conservation design features required by subsection A.1 of this section if:
 - a. The common recreation space does not interfere with the purposes and functions of the conservation design feature; and
 - At least 20 percent of the gross land area is nonrecreation open space.
 Provided, however, that recreation space may not occur in a critical area or a critical area buffer; and
- 4. The area of the site devoted to pedestrian trails shall not be included in the required common recreation space unless public trails are specifically required by the City; and
- 5. An outdoor children's play area meeting the requirements of LUC 20.20.540 may be included in the above-described common recreation space requirement; and
- 6. For mixed use projects, the required open and recreation space shall be designed to meet the needs of both the residential and commercial uses.
- B. Conservation Design Features.

To satisfy the requirements of subsection A of this section, a proposal shall include any combination of the following factors. The total square footage credit required in subsection A of this section is calculated by multiplying the square footage actually dedicated to the conservation design feature by the conservation factor set forth below. Where noted, certain conservation design features are not eligible to earn square footage credit unless the minimum size requirements are met. After the minimum size requirement is met, each square foot provided may be used to calculate the square footage credit earned by the feature.

Conservation Design Feature	Conservation	Minimum Size of Retained Area
	Factor	Before Credit Earned
Critical area or areas placed in a tract	1.0	

Planning Commission

July 13, 2016 Study Session

(connection between isolated critical		
areas credited as corridor below)		
Preservation of Westside lowland conifer	1.2	20,000 sq. ft.
hardwood forest not already in critical		
area and/or preservation of		
recommended forest habitat to protect		
species of local importance		
Designated wildlife corridor, trail or other	1.2	
essential connection set aside in a tract		
Critical area buffer increased by 15% or	1.2	
more and placed in tract		
Preservation of native soils and mature	1.1	10,000 sq. ft. canopy cover or
trees on required open space or		amended and planted area
combination of preservation with		
hydrologic enhancement (soil	K	
amendment and tree such that		
vegetative areas are connected to soil		
below)		
Site area set aside in separate tract to	1.1	5,000 sq. ft. reserved for rain
achieve bio-retention and runoff		garden or dispersion
dispersion to natural areas or to soil layer		
below; e.g., community rain garden,		
downspout dispersion or similar LID		
techniques. Must serve more than one		
residence.		
Landscaped or grass open space in	1.0	2,500 sq. ft. contiguous area
separate tract for active or passive		
recreation but only partially connected to		
soil below		
Paved but pervious open space; e.g.,	1.0	1,500 sq. ft.
court yards and similar facilities		•
Impervious paved court yards and similar	1.0	2,500 sq. ft.
facilities that meet minimum definition of		,
open space		
Built Green certification for green	1.0	200 points earned under Built
communities		Green's "Site Design Criteria."
		For sites with critical areas,
		proposal must achieve all of the
		available points from the open
		space and habitat preservation
		sections as part of the total 200
		points
	1	Politica

Planning Commission

July 13, 2016 Study Session

C. Maintenance.

In appropriate circumstances the City may require a reasonable performance or maintenance assurance device in conformance with LUC 20.40.490 to assure the retention and continued maintenance of all open and recreation space or conservation design feature in conformance with the Land Use Code and the Planned Unit Development plan approval. (Ord. 5682, 6-26-06, § 11; Ord. 4972, 3-3-97, § 50; Ord. 4816, 12-4-95, § 149; Ord. 3775, 5-26-87, § 20)

20.30D.165 Planned Unit Development plan – Request for modification of zoning requirements.

The applicant may request a modification of the requirements and standards of the Land Use Code as follows:

A. Density and Floor Area Ratio (FAR).

- 1. General. The applicant may request a bonus in the number of dwelling units permitted by the underlying land use district or the maximum FAR (see general dimensional requirements contained in LUC 20.20.010, and district-specific requirements contained in Chapter 20.25 LUC.
- 2. Bonus Decision Criteria. The City may approve a bonus in the number of dwelling units allowed by no more than 10 percent over the base density for proposals complying with this subsection A.2. Base density shall be determined on sites with critical areas or critical area buffers pursuant to LUC 20.25H.045. Base density on all other sites shall be determined based on the gross land area of the property excluding either that area utilized for traffic circulation roads or 20 percent, whichever is less. The bonus allowed by this section may be approved only if:
 - a. The design of the development offsets the impact of the increase in density; and
 - b. The increase in density is compatible with existing uses in the immediate vicinity of the subject property.
- Senior Citizen Dwelling. An additional 10 percent density bonus may be approved for senior citizen dwellings if the criteria in subsection A.2 of this section are met and if the average dwelling unit size does not exceed 600 square feet.

B. Height.

The applicant may request a modification of height from that allowed by the land use district, provided topography and arrangement of structures does not unreasonably impair primary scenic views (e.g., mountains, lakes, unique skylines) of the surrounding area, as compared to lot-by-lot development. Proposals earning bonus density pursuant to this section or LUC 20.30D.167 may only receive an increase in height if the requirements of subsection A.2 of this section are met, considering the impact of increased height.

Planning Commission

July 13, 2016 Study Session

- C. Zero Lot Line. This is a configuration where the house and/or garage is built up to one of the side lot lines, providing the opportunity for more usable space in the opposing side yard.
 - General. The applicant may request a reduction in the required side setback from that required by the land use district and district specific requirements. Zero lot line setbacks are not permitted for side yards along the perimeter of the PUD.
 - 2. Setback Reduction Decision Criteria. The City may approve a reduction in the setback of up to one side setback. The reduction in side setback shall be approved only if:
 - a. The opposing side setback shall be at least 10 feet.
 - b. In order to maintain privacy, no windows, doors, air conditioning units, or any other types of openings in the walls along the zero lot line wall, except for windows that do not allow for visibility into the side yard of the adjacent lot.

C.D.Other.

The City may approve a modification of any provision of the Land Use Code, except as provided in LUC 20.30D.170, if the resulting site development complies with the criteria of this part. (Ord. 5876, 5-18-09, § 27; Ord. 5682, 6-26-06, § 12; Ord. 5480, 10-20-03, § 24; Ord. 5089, 8-3-98, § 33; Ord. 4972, 3-3-97, § 51; Ord. 4816, 12-4-95, § 150; Ord. 4065, 10-23-89, § 6; Ord. 3690, 8-4-86, § 19)

20.30D.167 Planned Unit Development – Additional bonus density for large-parcel projects.

A. Purpose.

The City desires to offer incentives to property owners to develop multi-unit residential projects with site features and site designs that minimize impacts to critical area functions and values. Many of these techniques are new, and their effectiveness is uncertain. The City desires additional information about the impact of these design techniques and features, to determine the appropriate amount of density bonus and other incentives to offer for their use, and to determine what, if any, design features are required to offset the impact of the increased density. The projects allowed under this section are mechanisms to allow the City to gather such information prior to making additional density available to all projects.

- B. Eligible Sites.
 - Projects will only be authorized on sites of five acres or more.
- C. Applicable Procedure.
 - A project will be approved as part of the PUD approval for the underlying proposal.
- D. Additional Bonus.

The City may authorize additional bonus density, up to 30 percent of the base density, for proposals including additional conservation design features above the amount required in LUC 20.30D.160.A. Base density shall be determined on sites with critical areas or critical area buffers pursuant to LUC 20.25H.045. Base density on all other sites shall be determined based on the gross land area of the property excluding either that area utilized for traffic circulation

Planning Commission

July 13, 2016 Study Session

roads or 20 percent, whichever is less. Bonus density shall be based on the square footage credit earned divided by the minimum lot size of the underlying land use district. Bonus density may be approved only if the proposal meets the criteria of LUC 20.30D.165.A.2.a and A.2.b. (Ord. 5682, 6-26-06, § 13)

20.30D.170 Planned Unit Development plan - Limitation on authority to modify zoning.

The following provisions of the Land Use Code may not be modified pursuant to LUC 20.30D.165:

- A. Any provision of this Part 20.30D, Planned Unit Development; or
- B. Any provision of LUC 20.10.440, Land Use Chart, and district-specific requirements contained in Chapter 20.25 LUC, except where district-specific requirements would prohibit Zero Lot-Line development, as provided for in section 20.30D.165.C (Zero Lot-Line); or
- C. Any provision of Part 20.25E LUC, the Shoreline Overlay District; however, requests for modifications to the requirements of Part 20.25E LUC, where allowed under the provisions of that part, may be considered together with an application for a Planned Unit Development; or
- D. Any provision of the Land Use Code which specifically states that it is not subject to modification; or
- E. The procedural, enforcement and administrative provisions of the Land Use Code or any other applicable City Code; or
- F. Any provision of Part 20.25H LUC, the Critical Areas Overlay District, except as specifically provided for in that part; however, requests for modifications to the requirements of Part 20.25H LUC, where allowed under the provisions of that part, may be considered together with an application for a Planned Unit Development. (Ord. 5876, 5-18-09, § 28; Ord. 5682, 6-26-06, § 14; Ord. 5089, 8-3-98, § 34; Ord. 4972, 3-3-97, § 52; Ord. 4816, 12-4-95, § 151; Ord. 3775, 5-26-87, § 21)

20.30D.175 Planned Unit Development plan – Authorized activity.

Following approval of the Planned Unit Development plan, the applicant may begin any work that is specifically authorized in the Planned Unit Development approval and is not prohibited by any other applicable regulation. No other work may be done until the final development plan is approved. (Ord. 4972, 3-3-97, § 53; Ord. 4816, 12-4-95, § 152)

20.30D.195 Planned Unit Development plan – Merger with subdivision.

- A. General.
 - The applicant may request that the City process a preliminary plat in conjunction with a Planned Unit Development plan. Platting is required for all projects which involve or contemplate the subdivision of land.
- B. Procedure.

Planning Commission

July 13, 2016 Study Session

The City may review and decide upon a preliminary plat at the same hearing as the preliminary development plan to the extent allowed by such procedures.

C. Plat Requirements.

The preliminary plat must comply with the procedures, standards and criteria of Chapters 20.45A and 20.45B LUC and must conform to the Planned Unit Development plan. (Ord. 5232, 7-17-00, § 12; Ord. 4972, 3-3-97, § 57; Ord. 4816, 12-4-95, § 156)

20.30D.200 Planned Unit Development plan - Effect of approval.

A. Recording Required.

The approval of the Planned Unit Development plan constitutes the City's acceptance of the general project, including its density, intensity, arrangement and design. Upon final Planned Unit Development approval that is not merged with a subdivision, the Development Services Department will forward an approved Planned Unit Development to the King County Department of Records and Elections for recording. No administrative approval of a Planned Unit Development is deemed final until the Planned Unit Development is recorded and proof of recording is received by the Development Services Department. See Chapter 20.45 LUC for recording requirements of Planned Unit Developments merged with subdivisions.

- B. Planned Unit Development in the Critical Area Overlay District.

 Where a Planned Unit Development within the Critical Area Overlay District is not merged with a subdivision, the Planned Unit Development recorded under this section shall have designated on the face of the final document a Native Growth Protection Easement(s) (NGPE). The NGPE(s) shall contain all critical areas, critical area buffers, and retained significant trees. The final Planned Unit Development shall contain the following restrictions for use, development and disturbance of the NGPE in a format approved by the City Attorney:
 - 1. An assurance that: the NGPE will be kept free from all development and disturbance except where allowed or required for habitat improvement projects, vegetation management, and new or expanded city parks pursuant to LUC 20.25H.055; and that native vegetation, existing topography, and other natural features will be preserved for the purpose of preventing harm to property and the environment, including, but not limited to, controlling surface water runoff and erosion, maintaining slope stability, buffering and protecting plants and animal habitat;
 - 2. The right of the City of Bellevue to enter the property to investigate the condition of the NGPE upon reasonable notice;
 - 3. The right of the City of Bellevue to enforce the terms of the NGPE; and
 - 4. A management plan for the NGPE designating future management responsibility. (Ord. 5682, 6-26-06, § 15; Ord. 5481, 10-20-03, § 6; Ord. 4972, 3-3-97, § 58; Ord. 4816, 12-4-95, § 157)

Planning Commission

July 13, 2016 Study Session

20.30D.250 Planned Unit Development plan – Phased development.

If developed in phases, each phase of an approved Planned Unit Development must contain the required number of parking spaces, the required open space, recreation space, landscaping, and utility areas necessary to create a desirable and stable environment pending completion of the total Planned Unit Development as approved. Each phase must also contain any of the approved conservation factor project design features necessary to support bonus density constructed in that phase. (Ord. 5682, 6-26-06, § 16; Ord. 4972, 3-3-97, § 68; Ord. 4816, 12-4-95, § 167)

20.30D.255 Planned Unit Development plan – Map designation.

A. General.

Upon approval of the development plan the City will place the file number of the Planned Unit Development on the location of the subject property on the City of Bellevue Zoning Map.

B. Effect.

Redevelopment of property for which a Planned Unit Development has been approved must be consistent with the Planned Unit Development plan and any amendments to that plan. (Ord. 4972, 3-3-97, § 69; Ord. 4816, 12-4-95, § 168)

20.30D.280 Merger with Binding Site Plan.

A. General.

The applicant may request that the site plan approved with the Planned Unit Development constitute a Binding Site Plan pursuant to Chapter 58.17 RCW.

B. Survey and Recording Required.

If a site plan is approved as a Binding Site Plan, the applicant shall provide a recorded survey depicting all lot lines and shall record the approved site plan and survey with the King County Department of Records and Elections. No document shall be presented for recording without the signature of each owner of the subject property.

C. Effect of Binding Site Plan.

Upon the approval and recording of a Binding Site Plan the applicant may develop the subject property in conformance with the approved and recorded Binding Site Plan and without regard to lot lines internal to the subject property. Any sale or lease of lots or parcels within the subject property shall be subject to the approved and recorded Binding Site Plan and the requirements of state law. (Ord. 4972, 3-3-97, § 74; Ord. 4816, 12-4-95, § 173; Ord. 3848, 11-16-88, § 3)

20.30D.285 Amendment of an approved Planned Unit Development.

- A. There are three ways to modify or add to an approved Planned Unit Development: process as a new decision, process as a Land Use Exemption, or process as an administrative amendment.
- B. Except as provided in subsections C and D of this section, modification of a previously approved Planned Unit Development shall be treated as a new application.
- C. Land Use Exemption for a Planned Unit Development.

Planning Commission

July 13, 2016 Study Session

The Director may determine that a modification to a previously approved Planned Unit Development is exempt from further review under the administrative amendment process or as a new application, provided the following criteria are met:

- 1. The change is necessary because of natural features of the subject property; and
- 2. The change will not have the effect of significantly reducing any area of landscaping, open space, natural area or parking; and
- 3. The change will not have the effect of increasing the density of the Planned Unit Development; and
- 4. The change will not add square footage that is more than 20 percent of the existing gross square footage of the Planned Unit Development; and
- If an addition or expansion has been approved within the preceding 24-month period, the combined additions will not add square footage that exceeds 20 percent of existing gross square footage of the Planned Unit Development; and
- 6. The change will not result in any structure, circulation or parking area being moved significantly in any direction; and
- 7. The change will not reduce any approved setback by more than 10 percent; and
- 8. The change will not result in a significant increase in the height of any structure; and
- 9. The change does not result in any significant adverse impacts beyond the site.
- D. Administrative Amendment of Planned Unit Development.

The Director may approve modifications to an approved Planned Unit Development as an administrative amendment subject to the procedures set forth in LUC 20.35.200 et seq., if the following criteria are met:

- 1. The amendment maintains the design intent or purpose of the original approval; and
- 2. The amendment maintains the quality of design or product established by the original approval; and
- 3. The amendment is not materially detrimental to uses or property in the immediate vicinity of the subject property.
- E. The Director may impose conditions upon any administrative amendment to ensure the proposal complies with the decision criteria and the purpose and intent of the original approval. (Ord. 6197, 11-17-14, § 23; Ord. 5790, 12-3-07, § 2; Ord. 5481, 10-20-03, § 7; Ord. 4972, 3-3-97, § 75; Ord. 4816, 12-4-95, § 174)

Planning CommissionJuly 13, 2016 Study Session

Chapter 20.50 DEFINITIONS

20.50.024 H definitions.

[...]

Hard Surface. An impervious surface, a permeable pavement, or a vegetated roof.

[...]

20.50.032 L definitions.

[...]

<u>Landmark Tree.</u> Certain significant trees are considered landmark trees based on their size, species, condition, cultural/historic importance or age. The Director shall specify thresholds for trees to be considered for landmark status.

20.50.046 S definitions.

[...]

Significant Tree. Any healthy evergreen or deciduous tree, eight six inches or greater in diameter at breast height (DBH).or greater, Diameter at breast height shall be measured four and one half feet above existing grade. The Director of the Development Services Department may authorize the exclusion of any tree which for reasons of health, age or site development is not desirable to retain. (Ord. 4973, 3-3-97, § 202; Ord. 4816, 12-4-95, § 302; Ord. 4654, 6-6-94, § 82; Ord. 3498, 5-27-85, § 132)

[...]

Attachment B Public Comment Summary

Comment Number	Stakeholder Type	Comment	Area of Focus	Date Received	Format Received
1.1	Resident	Details: Site Design: we need education available to homeowners at the time of purchase. Work with realtors to educate them on an ongoing basis, provide brochures to realtors, create a metric and incentive to measure and keep ongoing process.	Site Design	10/1/2015	Website
1.2	Resident	Details: Imperious Surfaces: Allow an extra story of building height for single family residential building if A. No surrounding properties have view recorded on King Country property detail B. A vertical survey shows no substantial change in recorded views. Allow an extra of building height for if the residential footprint 25% less than the max footprint and A. A vertical survey shows 20% or less substantial change in recorded views B. A vertical survey shows extra story height matches the tree canopy average height of the property. Allow an extra story of building height for 25% of residential footprint if A. A vertical survey shows 10% or less substantial change in recorded views B. A vertical survey shows extra story height matches the tree canopy average height of the property. Zoning change by neighborhood and use.	Impervious Surfaces	10/1/2015	Website
1.3	Resident	Details: Imperious Surface: Change quantified residential streets to be one way streets. Extend right of way into street and plant trees on both sides of the street. Provide pervious footpath on one side of the road.	Impervious Surfaces	101/2015	Website
1.4	Resident	Details: Wetlads have diminished in the building of Bellevue before protections were put in place. Purchase suitable land to create new wetlands for stormwater pollution control. http://www.researchgate.net/profile/Tony_Wong4/publication/250140687_A_stochastic_approach_to_designing_wetlands_for_stormwater_pollution_control/links/540db27f0cf2f2b29a39fdc4.pdf	Project Principles	10/3/2015	Website
1.5	Resident	Purchase and restore wetlands so that they do their complete job in the stormwater system.	Project Principles	10/3/2015	Website
1.6	Resident	Create an innovative design for pedestrians that does not require curb/gutter + cement sidewalks in residential neighborhoods. Maybe: Smooth crusher fines trails (accessible) and planting section in higher traffic areas; trails along side streets with proteq surfacing in lower traffic areas http://www.pro-teqsurfacing.com/pathways-collection/	Site Design	10/3/2015	Website
1.7	Resident	Give away 5000 trees, tree watering bags, and tree dedication marker every year for 10 years to residents who pledge to care for the tree, water for 3 years, and make a dedication to a loved one for the tree. Start with low income, low canopy areas first.	Tree Retention and Canopy	10/3/2015	Website
1.8	Resident	Create a certification similar to Built Green for tree companies and landscapers that are trained in proper tree retention and always use proper permits.	Tree Retention and Canopy	10/3/2015	Website
1.9	Resident	Close the loophole in tree cutting.	Tree Retention and Canopy	10/3/2015	Website
1.10	Resident	Work with schools to create orchards.	Tree Retention and Canopy	10/3/2015	Website
1.11	Resident	Require tree permit number and project overview sign is clearly posted in right of way for 10 days as notice before tree removal	Tree Retention and Canopy	10/3/2015	Website
1.12	Resident	Offer free tree assessments for all trees every 5 years for single family	Tree Retention and Canopy	10/3/2015	Website
1.13	Resident	Create a health record for every City tree and learn what works best for our trees	Tree Retention and Canopy	10/3/2015	Website
1.14	Resident	Create a campaign to show how precious trees are and that people need to call in when trees are being down without notice and a permit.	Tree Retention and Canopy	10/3/2015	Website
1.15	Resident	Make a permit and notice required for all tree removal over x inches or x feet high, but make a free assessment for trees that owner are not sure need to be removed for health reasons.	Tree Retention and Canopy	10/3/2015	Website
1.16	Resident	Create a Heritage Tree code that requires mitigation that requires multiple and large replacement trees.	Tree Retention and Canopy	10/3/2015	Website
1.17	Resident	Details: Tree Retention - home loan program Add trees to the home repair assistance loan program. Require tree maintenance as part of the other loans. Add new trees additions up the City of Bellevue tree canopy goal. Provide grants for street trees	Tree Retention and Canopy	10/3/2015	Website
1.18	Resident	Require Utilities to get proper permits, provide notice, and use approved tree maintenance methods for trimming trees. That enhance not diminish the health of the tree.	Tree Retention and Canopy	10/3/2015	Website

Comment Number	Stakeholder Type		Area of Focus	Date Received	Format Received
1.19	Resident	Provide free tree watering bags with a coupon in the water bill along with watering instructions. See http://www.bridletrailscommunity.org/announcement.asp?id=112 for watering in a drought. I had contacted both Bellevue Botanical Garden and Seattle Tilth. They agreed that Colorado state has the best information.	Tree Retention and Canopy	10/3/2015	Website
1.20	Resident	Establish an emergency tree fund for trees severely damaged in storms. Homeowners can apply for replacement trees at reduced rates and free street trees.	Tree Retention and Canopy	10/3/2015	Website
1.21	Resident	Determine the difference that trees make to a site by having volunteer bird watchers monitor sites before and after development.	Tree Retention and Canopy	10/3/2015	Website
1.22	Resident	Details: Tree Retention - "social "worker Create a tree "social worker" position that gives families recognition for new trees planted (bumper sticker), is on call for questions, and follows up with the family and their arboreal babies at 1 and 3 years	Tree Retention and Canopy	10/3/2015	Website
1.23	Resident	Require new large development to build in engineered or natural bio filter systems that remove pollutants. Check-ups similar to backflow checks required to show system is working at outlet. See http://www.conteches.com/Products/Stormwater-Management/Biofiltration-Bioretention/Filterra	Site Design	10/3/2015	Website
1.24	Resident	Establish a green wall code that incorporates green as a stormwater filter and runoff minimizer. http://www.filtrexx.com/wp-content/uploads/2015/01/Stormwater-Benefits-%E2%80%93-GRHC-2011-Paper.pdf	Site Design	10/3/2015	Website
1.25	Resident	Educate about the importance of big trees with a treasure hunt to find trees up for Champion trees submissions http://www.americanforests.org/our-programs/bigtree/	Tree Retention and Canopy	10/4/2015	Website
1.26	Resident	Require Sound transit to landscape retaining walls use green walls or stepped plantings	Impervious Surfaces	10/4/2015	Website
1.27	Resident	Details: Pervious Surfaces - Green the rails Create more pervious surfaces through the incorporation of greenery along the corridors on which the trains run http://landscapeandurbanism.blogspot.com/2009/01/greening-rails.html	Impervious Surfaces	10/4/2015	Website
1.28	Resident	Encourage the use of paving grids over more pervious surfaces to make less driveway	Impervious Surfaces	10/4/2015	Website
1.29	Resident	Details: Pervious Surfaces - Less Driveway Encourage people to clean out their garages, park their cars in the garage, and turn parts of the driveway into planting or grid systems with planting	Impervious Surfaces	10/4/2015	website
1.30	Resident	Details: Tree Retention non-profit partnership Free trees: Create a private -public non-profit partnership to plant trees on private land. Stretch dollars by engaging volunteers to plant and take care of trees.	Tree Retention and Canopy	10/4/2015	Website
1.31	Resident	Beat Charlotte's tree canopy of 43% and goal of 50%. Use their best practices and best ordinances. http://charmeck.org/city/charlotte/epm/Services/LandDevelopment/trees/Pages/City%20of%20Charlotte%20Tree%20Ordinance%20and%20Gui delines.aspx	Tree Retention and Canopy	10/4/2015	Website
1.32	Resident	Host large-scale, free tree events involving volunteers from both within and outside the neighborhood. Residents choose from a variety of trees beforehand. The trees are delivered to a central location. Volunteers and master gardeners/arborists answer questions on site and via phone later that day and the next. Residents go through a tree planting and care training session and are asked to sign a stewardship pledge form.	Tree Retention and Canopy	10/4/2015	Website
1.33	Resident	Allow clustering only on major arterials using courtyard type plans.	Clustering	10/4/2015	Website
1.34	Resident	Details: Change areas to positives and focused to meet city goal Impervious Surfaces -> Pervious Surfaces Tree Retention-> Tree Canopy Clustering -> Clustering for Open Space Site Design -> Wastewater Management Planning	Project Principles	10/4/2015	Website
1.35	Resident	Add under-plantings are a requirement for tree replacement so that immature tree + planting make up for mature tree in first 5 years.	Tree Retention and Canopy	10/4/2015	Website
1.36	Resident	Require a free permit for pruning or root pruning of all big trees. Permit should include restrictions on not topping trees.	Tree Retention and Canopy	10/6/2015	Website
1.37	Resident	Establish a code for species of trees that are determined to be not appropriate for this area. Require a free planting permit in the right away so these trees are not allowed there.	Tree Retention and Canopy	10/6/2015	Website
1.38	Resident	Require a permit for pruning root pruning, permanently attaching items, and chemical applications for all street trees and heritage trees.	Tree Retention and Canopy	10/6/2015	Website

Comment Number	Stakeholder Type		Area of Focus	Date Received	Format Received
1.39	Resident	Create a program to infill large street trees with smaller street trees that will be mature enough to take over when the older ones get too old or damaged. Older trees are not replaceable with 1 to 1. There needs to be a steady line of newcomers at different stages planned to take their place.	Tree Retention and Canopy	10/7/2015	Website
1.40	Resident	Work with all Eastside cities to issue a tree care and cutting manual/website so that all tree services have one place to go to determine if they are doing the work to code.	Tree Retention and Canopy	10/6/2015	Website
1.41	Resident	Work with all Eastside cities to see where codes could be changed to have uniformity	Tree Retention and Canopy	10/6/2015	Website
1.42	Resident	Fine tree services if they did not verify that a permit was issued	Tree Retention and Canopy	10/6/2015	Website
1.43	Resident	Add special protections for tree groves.	Tree Retention and Canopy	10/6/2015	Website
1.44	Resident	Make tree permitting process transparent and predictable. Make the rules easy to understand and follow. Don't make it difficult to know if you are following the rules.	Tree Retention and Canopy	10/6/2015	Website
1.45	Resident	Allow photographic evidence for tree health inspection to all tree removal. Photos must also show relationship to street and buildings or gps location!	Tree Retention and Canopy	10/6/2015	Website
1.46	Resident	Supply grants to organizations providing tree education for citizens and professionals	Tree Retention and Canopy	10/6/2015	Website
1.47	Resident	When there is a historic tree that can't be saved, create a memorial for it. Maybe even replacing city hall tables in the common areas (like Urbanardwoods).	Tree Retention and Canopy	10/7/2015	Website
1.48	Resident	Give free check-ups for accessing the health of trees over 12 inches round	Tree Retention and Canopy	10/7/2015	Website
1.49	Resident	Create a set of tips or referrers for care of unhealthy trees. Refers could be from a built green type certification or at least a list of questions to ask to verify a good tree service.		10/7/2015	Website
1.50	Resident	Details: Tree Retention - Require new development to have a tree inspection for health of trees (not just numbers an how to rotect them during construction). Require replacement of large unhealthy tress.	Tree Retention	10/7/2015	Website
1.51	Resident	Yes - heigher building height to increase permeable surfaces. Compare/tie building height to normal tree height	Impervious Surfaces	9/30/2015	Workshop
1.52	Resident	#4 Impervious Surfaces - Not on snow routes, use extra for rain garden and tree canopy	Impervious Surfaces	9/30/2015	Workshop
1.53	Resident	Bridal Trails R1 Bellevue permit cost ~\$350, Redmond \$0 (waves for residential) Code - good (should explore for all R-1) Expense - bad	Tree Retention and Canopy	9/30/2015	Workshop
1.54	Resident	FYI Study on differences in tree regulations in s Portland, Vancouver, BC, Bellevue, Olympia, Kirkland, Shoreline, Redmond, Issaquah, Lake Forest, Beaux Arts, Woodinville http://www.seattle.gov/dpd/cs/groups/pan/@pan/documents/web_informational/dpdd016733.pdf List of NW regulations links http://app.leg.wa.gov/ReportsToTheLegislature/Home/GetPDF?fileName=ECA%20Report%20Final_1553cd36-c1a6-4468-8528-df4952140f50.pdf	Tree Retention and Canopy	10/7/2015	Website
1.55	Resident	Details: Plans for increasing tree canopy need to support a healthy forest1. a full spectrum of young, mature, and ancient trees to prevent age related death spikes 2. a diverse set of species to prevent disease related epidemics from taking the whole forest (too much diversity in the canopy is not helpful) 3. tree companion species that give support to young trees as they grow and the understory to support them as they age.	Tree Retention and Canopy	1/11/2016	Website

Comment Number	Stakeholder Type	Comment	Area of Focus	Date Received	Format Received
1.56	Resident	Details: Right of way- Roight-of-ways that are safe and respect the rural and equestrian nature of Bridle Trails is important. Standard sidewalks and bike lanes are not often compatible.	Right of Way	1/17/2016	Website
1.57	Resident	Details: Tree Retention-Adhere to the Bridle Trails Subarea Plan Polices such as: POLICY S-BT-3. Preserve the wooded, natural, rural, and equestrian character of the Subarea and encourage horse keeping in low density residential areas. POLICY S-BT-7. Where natural vegetation is removed, placement with similar plant materials should be required. POLICY S-BT-19. Acquire equestrian/pedestrian easements through the development review process on new development and redevelopment. POLICY S-BT-20. Work with utility companies to gain public nonmotorized trail easements along power line corridors to complete the equestrian trail facilities plan. POLICY S-BT-25. Encourage the City to make nonmotorized interim improvements where major capital projects are not imminent. POLICY S-BT-26. Ensure that public nonmotorized easements remain open for public access. POLICY S-BT-39. Encourage low density lots and short platted subdivisions to be configured to accept and accommodate a horse paddock(s). POLICY S-BT-40. Natural vegetation should be protected and reserved to provide buffers between land uses. POLICY S-BT-42. ncourage retention of vegetation on the lower slopes of the bluff adjacent to SR 520 at approximately 136th Avenue N.E. to provide a visual separator between residential areas and the freeway.	Tree Retention	1/17/2016	Website
1.58	Resident	Details: Right of Way Adhere to the Bridle Trails Subarea Plan Polices such as: POLICY S-BT-11. The retention and protection of open drainage courses and de facto storm water detention areas should be promoted through land acquisition, acquisition of easements, or the encouragement, through incentives, of their incorporation into the design of private development. POLICY S-BT-27. Develop a safe, balanced circulation system that accommodates both motorized and nonmotorized users in the planning, design, and implementation of transportation projects. Discussion: Wide streets create a barrier to pedestrian movement. The needs of pedes trians should be balanced with the needs of the automobile. POLICY S-BT-28. Develop meandering sidewalks and/or trails where needed to preserve existing significant trees. POLICY S-BT-29. Develop and implement a systems plan to provide safe nonmotorized circulation within superblocks. POLICY S-BT-38. Encourage the adoption of development standards which will maintain the existing character of the area. For instance, encourage developers of small land divisions (short plats) to: 1. Maintain as much vegetation and topsoil on each building site as possible; 2. Design access drives to retain vegetation; 3. Minimize the visibility of the subdivision as seen from arterials; and 4. Allow variation in street standards, curbs, and gutters so that they can be informal. POLICY S-BT-43. Maintain and enhance the existing character of the Subarea by retaining elements associated with equestrian use. Improve roadsides to create a unified visual appearance.	Right of Way	1/17/2016	Website
1.59	Resident	Details: Tree Canopy within Transportation Facilities Adhere to the Bridle Trails Subarea Plan Polices such as: POLICY S-BT-38. Encourage the adoption of development standards which will maintain the existing character of the area. For instance, encourage developers of small land divisions (short plats) to: 1. Maintain as much vegetation and topsoil on each building site as possible; 2. Design access drives to retain vegetation; 3. Minimize the visibility of the subdivision as seen from arterials; and 4. Allow variation in street standards, curbs, and gutters so that they can be informal.	Tree Canopy	1/17/2016	Website
2.1	Resident	Will any consideration be given to reducing the semi-monthly stormwater charges for properties that maintain heavy canopy and natural vegetation? For example, I have a 2.6 acre parcel on Cougar Mountain that is primarily native vegetation and large trees. The only impervious components are the roofs of the house and garage. A large parcel that retains vegetation should get some kind of break in how stormwater charges are assessed. Right now our charges are about \$1,800 a year, a not insignificant amount. Thanks for your consideration.	Project Principles	10/20/2015	Email
3.1	Engineer/Designer	Keep allowing small test for rain gardens and infiltration on single family homes	Site Design	9/30/2015	Workshop

Comment Number	Stakeholder Type	Comment	Area of Focus	Date Received	Format Received
3.2	Engineer/Designer	 When coming up with ways to do infiltration tests, please allow septic designers to do this testing Eliminating the ability to use permeable surfaces is a bad thing Allowing LID in the setbacks Hard surface eliminates the incentive to make overflow parking "green" Some jurisdictions give incentives for permeable pavement not 100%, only 50% that way the whole lot is not covered Allow a permittee to get permit and give a time frame for when trees are counted, don't make contractor look at tree again if permit takes a while to get. Same with wetlands, once agreed upon, it should 	Impervious Surfaces	9/30/2015	Workshop
4.1	Resident	 Establish some specific quantitative criteria to allow residents to evaluate the expected benefits from implementation of LID 'principles' For each 'principle', identify the life cycle costs and expected benefits resulting from implementation of the LID 'principles' 	Impervious Surfaces	9/30/2015	Workshop
4.2	Resident	1. Could you email me a copy of the City's LID Work Plan that was approved by the City Council on 6 July 2015? If necessary to submit a PRR to obtain a copy, could you please advise the correct title and date of the plan? 2. Have the September 2015 public workshops mentioned on page 3 of the LID Principles Project draft public participation plan been scheduled (or occurred); if so when and where did they take place; if not, what are the dates/locations for these meeting?	Project Principles	9/15/2015	Email
5.1	Resident	Wanted to check and see what impact this would have on the Vuecrest neighborhood. We have had rules limiting the height of vegetation in our neighborhood for almost 70 years (predating the the City of Bellevue itself), and we'd be concerned if there were conflicts with our covenants.	Tree Retention and Canopy	9/30/2015	Website
6.1	Resident	We built a house as a 5-Star rated BuiltGreen home. We used Eco Pavers for the drive, front and rear walks and patiosthis type of product acts as a water retention and filtration system, and handles massive amounts of water, but the city of Bellevue, Clyde Hill and Medina would not recognize is as a substitute for their water detention tanks! This house is at/near the bottom corner of the neighborhood and a lot of water used to flow across this property and down the alley way next door, and homes below used to flood periodically. Between the Kelsey Creek strom drainage system just north of NE 8th, and our system (also included french drains at the bottom and sides along driveway, we were able to eliminate 100% of runoff from this property, AND handle much of the water coming from uphill, and to my knowledge the homes below have not flooded since. These paver systems have over 19 inches of various rocks and gravel supporting them and the loads are commercially rated (20,000PSI) Here are some links of similar syastem: http://www.uni-groupusa.org/green-LID.html http://commercial.unilock.com/products/permeable-pavement/?region=1 - I believe ALL commercial parking lots in this city should be required to be built with this type of system and drainage from buildings should be run to them for filtration and retention.	Project Principles		
7.1	Resident	I really wish the City of Bellevue would take a hard look at this information regarding street runoff and damage to salmon (e.g. fish and wildlife)! Instead of spending hundreds of hours hassling homeowners over putting in mitigation to offset small remodels along the local lakes, much could be done to improve this road runoff problem. There are countless pipes that empty directing into our lakes and stream with NO filtering! This where the true danger to fish and water quality lies as noted in this article from today's Seattle Times. http://www.seattletimes.com/seattle-news/environment/whats-killing-coho-study-points-to-urban-road-runoff/. I'd be happy to show you the four foot culvert that dumps directly into Lake Sammamish near my home with no filtering- it's very depressing to see on a rainy day.	Project Principles		
8.1	Resident	I missed the first meetings but I am very interested and would like to get on any email listing for information. 1. Does the City of Bellevue have a tree planting day and trees to plant to help slow down drainage heading towards our creeks and lakes? 2. Have you collaborated with other nearby communities to see what they have been working on? Some neighborhoods in Seattle are being very progressive and are able to give rebates for all sorts of things like rain garden installation and permeable drives and sidewalks, ect. This may be cit5y movies or even stat monies. 3. I know that Seattle has had to create huge retention ponds to hold back water otherwise sewage leakage would occure into Lake Washington. Does Bellevue have such a situation like this? 4. If there is a power point or outline that was covered at the meeting I would like to see it if you can forwar it to me.	Project Principles	10/7/2015	Email

Comment Number	Stakeholder Type	Comment	Area of Focus	Date Received	Format Received
9.1	Engineer/Designer	Re: Proposal to modify the Transportation Code to allow narrower street (i.e. less impervious surface). I believe that street widht should not be reduced as the importance of "ingress & egress" can not be overlooked (particularly regarding fire & life safety). Also one must consider the "parking" issue. THe narrow street can easily create congestion and confusion, all "unsafe" conditions!	Impervious Surfaces	10/6/2015	Workshop
10.1	Resident	Transportation - suggest expanding use of swales, interrupted curbs *let water through) and tree lawns between sidewalks and streets, medians	Tree Retention and Canopy	10/6/2015	Workshop
11.1	n Neighborhood Ass	Concern with maintaining existing swales to funciton properly, vs. curb and gutter. Who maintains over time? Clear defined edge (people park on it), protecting the functions.	Clustering	10/6/2015	Workshop
12.1	Resident/Engineer	Preserving our natural soil conditions/quality (infiltrating capacity) is vital to minimizing stormwater runoff, and is difficult, if not impossible, "recapture" if destroyed with traditional construction approaches. For this reason, LID considerations (and site design) must be evaluated at projec initiation.	Site Design	10/6/2015	Workshop
13.1	Resident	Eastgate's definition of its character is really big yards with lots of large, mature trees. So clustering in any redevelopment in Eastgate would be destroying the neighborhoods character. Please don't! Need to have enough of a yard that Mom can send kids out ot play while she continues doing chore and watches them. Allows our busy families to multi-task.	Clustering	9/30/2015	Workshop
13.2	Resident	Retain contiguous tree corridor for wildlife. Eastgates character is: really big yards with lots of large trees. These trees need to be retained in redevelopment and existing development Create a list of preferred trees and/or define situations where certain trees are not recommended. Ex: Don't put willows near water lines, but good for areas with drainage problems.	Tree Retention and Canopy	10/6/2015	Workshop
13.2	Resident	Manju, thaks for the video link. The video said this product "would be infeasible in cold weather locations because as freezing water expands, it will damage the concrete." But at an earlier LID presentation, the wall posters mentioned porous concrete & taked with a city staff person about it's use. I wondr if they don't know this or if there is another product that doesn't have this problem. If someone attends this event, it would be great if you could ask this & report back to us.	Project Principles		NextDoor
14.1	N/A	Re: Permeable/impervious surfaces vs. hard surfaces 1. Vegetation is greatly preferable. Why not provide some financial incentive to use the LID-friendly surface and have greater vegetation?	Impervious Surfaces	10/6/2015	Workshop
15.1	Resident	I would like to see a city-sponsored, rebate program for installing rain gardens (similar to the Rainwise program of Seattle.) I think Bellevue needs more education about LID for its citizens. I have talked to several gardeners who promote sustainability but don't know anything about LID.	Tree Retention and Canopy	10/15/2015	Workshop
16.1	Resident	Details: It's wonderful - and crucial - that you're doing this, but to some extent it's closing the barn door after the horse has fled. In the last three years, Bellevue has seen a massive amount of development, both civic and private, that shows no concern for "niceties" like LID. One end of town has turned into an unmitigated mass of concrete. Our green space is disappearing daily. We need: -Planted freeway toppers (think Mercer Island) -More green space and wetland between the street and development, not less -If there must be gigantic walls, top them with planters and include permeable pavers at the bottom -Create incentives for green roofs, green space, planted setbacks, permeable paving - or simply don't give permits without themCluster development is fine, but encouraging non-lawn permaculture principles- including water retention on personal property - throughout the community mitigates the needTighter regulations about tree removal and clearing. Obviously people want to control their property, but we need to attain minimal standards of flora retentionStreet trees that actually grow and create a canopyIf we're to mitigate some of the effects of climate change and subsequent droughts, we must maintain a diverse bioculture that captures and retains waterbut I think you probably know this. :-) thank you for making these efforts. It's a great stride forward.	Project Principles	10/6/2015	Website
17.1	Resident	This should have been done 25 years ago?????	Project Principles		NextDoor

Not so boring it will have huge influences on how our neighborhoods develop-are full files, claster bending Maybeit it would be file this list (filts, class) and the source of the project principles. Project Principles 18.2 Resident What are the current principles? Project Principles 18.1 Resident What are the current principles? Project Principles 18.2 Resident What are the current principles? Project Principles 18.3 Resident What are the current principles? Project Principles 18.4 Resident What are the current principles? Project Principles 18.5 Resident Resident What are the current principles? Project Principles 18.6 Resident Reside	Comment Number	Stakeholder Type	Comment	Area of Focus	Date Received	Format Received
19.1 Resident I will be there. There are simple ways to accomplish this without adding to development costs. 20.1 Resident Finally I When I built my house 25 years ago they forced me connect my downspouts to the street drains instead of letting it soak in on site. Of course this washes stuff right into the creek and cases large fluctuations in creek flow when it rains which can wash out spawning beds. 21.1 Resident Will this also apply to WSDOT and the construction they will do thru Bellevue on 1405? 22.1 Resident Will this also apply to WSDOT and the construction they will do thru Bellevue on 1405? 23.1 Resident	18.1	Resident	not available)or maybe something different. Input is important, as is listening and attending Board and Commission meetings-Transportation, Planning, Parks, Environmental Services. For examples that work, look at the sidewalk on 145 POL SE tween SE 18 and 24, as well as the Kelsey	Project Principles		NextDoor
Resident Finally! When I built my house 25 years ago they forced me connect my downsports to the street drains instead of letting it soek in on site. Of course this washes stuff right into the creek and causes large fluctuations in creek flow when it rains which can wash out spawning beds. Project Principles Nextdoor Resident Will this also apply to WSDOT and the construction they will do thru Bellevue on I405? Project Principles Nextdoor Resident Will this also apply to WSDOT and the construction they will do thru Bellevue on I405? Project Principles NextDoor Resident In Sherwood Forest we don't have street drainage, in most of our streets, rain water goes into the yard_how does that work for us? We've been paying our share of the storm water drainage. We had to comply with WA Ecology standards for storm water which Bellevue and in theory all cities need to enforce when developing a property. Rain garden in my case and incrincially it actually works 3. Engineer One of the best posts I've seen! I am a contaminant chemist and Water Engineer, so slightly biased. This, Very appropriate endeavor! Project Principles NextDoor Resident Not boring for me! Every time it rains hard my back yard floods as the storm drains pour out at my property line into the green belt. This has been a huge problem for years. I hope to hear some good solutions and glob to see there are meetings to attend. Resident Resident Hindle or anyone, Just curlous about the picture in the post. If you're able, burying trees, shrubs, prunings, lawn clipping makes the soil retain the water gracefully. A point helped us, too. I don't really want water to run into the street, as I think we'll be needing to all the water gracefully. A point helped us, too. I don't really want water to run into the street, as I think we'll be needing to all the water was to simply dump it into stream, rivers, and lakes. This approach had major impacts. Then detention and retementon systems were in ouge, which are a project principles when the Capable of the gracef	18.2	Resident	What are the current principles?	Project Principles		
21.1 Resident Course this washes stuff right into the creek and causes large fluctuations in creek flow when it rains which can wash out spawing beds. 21.1 Resident Will this also apply to WSDOT and the construction they will do thru flellevue on I405? 22.1 Resident Will this also apply to WSDOT and the construction they will do thru flellevue on I405? 23.1 Resident Will this also apply to WSDOT and the construction they will do thru flellevue on I405? 24.1 Resident Will this also apply to WSDOT and the construction they will do thru flellevue on I405? 25.1 Resident Will have street drainage in most of our streets, rain water goes into the yard. how does that work for us? We've been paying our share of the storm water drainage. 26.1 Resident One of the best posts I've seen I am a contaminant chemist and Water finglineer, so slightly blased. Thr. Very appropriate endeavor! 26.1 Resident Not being for mel Every time it rains hard my bock yard floods us the storm drains pour out at my property line into the green belt. This has been a huge problem for years. I hope to hear some good solutions and glad to see there are misting to attend. 27.1 Resident His Mile or anyone, Just curious about the picture in the street, as I think we'll be needing it going forward, so 'I'm actually trying role of mid ways to keep water that this our property from going into the street drainage that we'd to have here. 28.1 Resident His Mile or anyone, Just curious about the picture in the post. Is that at the Mercer Environmental Center or where? Thanks! a) Project Principles NextDoor 29.1 Resident His Mile or anyone, Just curious about the picture in the post. Is that at the Mercer Environmental Center or where? Thanks! a) Project Principles NextDoor 29.1 Resident His Mile or anyone, Just curious about the picture in the post. Is that at the Mercer Environmental Center or where? Thanks! a) Project Principles NextDoor 29.1 Resident His Mile or anyone, Just curious about the picture in the post. Is that at the Mercer Environm	19.1	Resident	I will be there. There are simple ways to accomplish this without adding to development costs.	Project Principles		NextDoor
Resident unavailable) Project Principles Nextdoor 22.1 Resident Will this also apply to WSDOT and the construction they will do thru Bellevue on I405? Project Principles Nextdoor 23.1 Resident paying our share of the storm water drainage in most of our streets, rain water goes into the yard…how does that work for us? We've been paying our share of the storm water drainage in most of our streets, rain water goes into the yard…how does that work for us? We've been paying our share of the storm water drainage in most of our streets, rain water goes into the yard…how does that work for us? We've been paying our share of the storm water drainage. 24.1 Resident We had to comply with WA Ecology standards for storm water which Bellevue and in theory all cities need to enforce when developing a property. 25.1 Engineer One of the best posts I've seen I am a contaminant chemist and Water Engineer, so slightly blased. This, Very appropriate endeavor! 26.1 Resident One of the best posts I've seen I am a contaminant chemist and Water Engineer, so slightly blased. This, Very appropriate endeavor! 27.1 Resident Resident Resident Resident Project Principles NextDoor 28.1 Resident Re	20.1	Resident		Project Principles		NextDoor
23.1 Resident In Sherwood Forest we don't have street drainage in most of our streets, rain water goes into the yardhow does that work for us? We've been paying our share of the storm water drainage. 24.1 Resident We had to comply with Wat Acclogy standards for storm water which Bellevue and in theory all cities need to enforce when developing a property. Rain garden in my case and inonically it actually works: 25.1 Engineer One of the best posts I've seen! I am a contaminant chemist and Water Engineer, so slightly biased. Thx. Very appropriate endeavor! Project Principles NextDoor 26.1 Resident Not boring for me! Every time it rains hard my back yard floods as the storm drains pour out at my property line into the green belt. This has been a huge problem for years. I hope to hear some good solutions and glad to see there are meetings to attend. 27.1 Resident gracefully. A pond helped us, too. I don't really want water to run into the street, as I think we!! be needing it going forward, so I'm actually trying to find ways to keep water that his to ur property from going into the street draines that we have here. 28.1 Resident Hi Mike or anyone, Just curious about the picture in the post. Is that at the Mercer Environmental Center or where? Thanks! =) Project Principles 29.1 Din itself is a good idea. If we can reduce the amount of storm water entering our drainageways, all the better. But, as Isake Samm. Yacht Club points out, there are cascading effects that must be looked at. Simply directing storm water from downspouts and driveways into rain gardens needs to be done carefully. Where does the excess go when the capacity of the gardent is exceeded? For years the approach to storm water was to simply dury in into street we does the excess go when the capacity of the gardent is exceeded? For years the approach to storm water was to simply dury in into street we does the excess go when the capacity of the gardent is exceeded? For years the approach to storm water was to simply dury in this otsreemed on	21.1	Resident		Project Principles		Nextdoor
paying our share of the storm water drainage. 24.1 Resident Resi	22.1	Resident	Will this also apply to WSDOT and the construction they will do thru Bellevue on I405?	Project Principles		NextDoor
Rain garden in my case and ironically it actually works:) Engineer One of the best posts I've seen I am a contaminant chemist and Water Engineer, so slightly biased. This. Very appropriate endeavor! Resident Resident Not boring for mel Every time it rains hard my back yard floods as the storm drains pour out at my property line into the green belt. This has been a huge problem for years. I hope to hear some good solutions and glad to see there are meetings to attend. Resident Resident Resident Resident Resident Resident Hi Mike or anyone, Just curious about the picture in the post. Is that at the Mercer Environmental Center or where? Thanks! —) Project Principles NextDoor NextDoor NextDoor NextDoor NextDoor Resident Hi Mike or anyone, Just curious about the picture in the post. Is that at the Mercer Environmental Center or where? Thanks! —) Project Principles NextDoor NextDoor NextDoor NextDoor Resident Hi Mike or anyone, Just curious about the picture in the post. Is that at the Mercer Environmental Center or where? Thanks! —) Project Principles NextDoor NextDoor NextDoor Resident Resident Resident Hi Mike or anyone, Just curious about the picture in the post. Is that at the Mercer Environmental Center or where? Thanks! —) Project Principles NextDoor	23.1	Resident		Project Principles		NextDoor
Not boring for me! Every time it rains hard my back yard floods as the storm drains pour out at my property line into the green belt. This has been a huge problem for years. I hope to hear some good solutions and glad to see there are meetings to attend. Rain gardens and lots of organic matter in your soil. If you're able, burying trees, shrubs, prunings, lawn clipping makes the soil retain the water gracefully. A pond helped us, too. I don't really want water to run into the street, as I think we'll be needing it going forward, so I'm actually trying to find ways to keep water that hits our property from going into the street drainage that we do have here. 28.1 Resident Hi Mike or anyone, Just curious about the picture in the post. Is that at the Mercer Environmental Center or where? Thanks! = Project Principles NextDoor UD in itself is a good idea. If we can reduce the amount of storm water entering our drainageways, all the better. But, as Lsake Samm. Yacht Club points out, there are cascading effects that must be looked at. Simply directing storm water from downspouts and driveways into rain gardens needs to be done carefully. Where does the excess go when the capacity of the garden is exceeded? For years the approach to storm water was to simply dump it into streams , rivers, and lakes. This approach had major impacts. Then detention and retention systems were in vogue, which can be thought of as large rain gardens. These have fallen out of favor because they are costly to maintain and have other associated problems. Low Impact Development has potential, by dispersing and delaying the accumulation of mother nature's gift, but, as many of the commentssuggest, Unimpact Development has potential, by dispersing and delaying the accumulation of mother nature's gift, but, as many of the commentssuggest, Unimpact Development has potential, by dispersing and delaying the accumulation of mother nature's gift, but, as many of the commentssuggest, Unimpact Development has potential, by dispersing and delaying the	24.1	Resident		Project Principles		NextDoor
27.1 Resident a huge problem for years. I hope to hear some good solutions and glad to see there are meetings to attend. Rain gardens and lots of organic matter in your soil. If you're able, burying trees, shrubs, prunings, lawn clipping makes the soil retain the water gracefully. A pond helped us, too. I don't really want water to run into the street, as it think we'll be needing it going forward, so I'm actually trying to find ways to keep water that hits our property from going into the street drainage that we do have here. 28.1 Resident Hi Mike or anyone, Just curious about the picture in the post. Is that at the Mercer Environmental Center or where? Thanks! =) LID in Itself is a good idea. If we can reduce the amount of storm water entering our drainageways, all the better. But, as Lsake Samm. Yacht Club points out, there are cascading effects that must be looked at. Simply directing storm water from downspouts and driveways into rain gardens needs to be done carefully. Where does the excess go when the capacity of the garden is exceeded? For years the approach to storm water was to simply dump it into streams, rivers, and lakes. This approach had major impacts. Then detention and retention systems were in vogue, which can be thought of as large rain gardens. These have fallen out of favor because they are costly to maintain and have other associatied problems. Low impact Development has potential, by dispersing and delaying the accumulation of mother nature's gift, but, as many of the commentssuggest, LD will not solve the problems we have today with our downspout systems going directly to the street. From there many roads drain into the piped network and dump accumulated pollutants into our waterways. In other instances, the flow becomes a problem for homeowners when it runs onto their property. Consultants to the City have rported some 70% of pollutants entering Lake Sammamish, for example, come from our road system. The LID approach has merit, but we still need to find solutions to deal with the imp	25.1	Engineer	One of the best posts I've seen! I am a contaminant chemist and Water Engineer, so slightly biased. Thx. Very appropriate endeavor!	Project Principles		NextDoor
27.1 Resident gracefully. A pond helped us, too. I don't really want water to run into the street, as I think we'll be needing it going forward, so I'm actually trying to find ways to keep water that hits our property from going into the street drainage that we do have here. 28.1 Resident Hi Mike or anyone, Just curious about the picture in the post. Is that at the Mercer Environmental Center or where? Thanks! =) Project Principles NextDoor LID in itself is a good idea. If we can reduce the amount of storm water entering our drainageways, all the better. But, as Lsake Samm. Yacht Club points out, there are cascading effects that must be looked at. Simply directing storm water from downspouts and driveways into rain gardens needs to be done carefully. Where does the excess go when the capacity of the garden is exceeded? For years the approach to storm water was to simply dump it into streams, rivers, and lakes. This approach had major impacts. Then detention and retention systems were in vogue, which can be thought of as large rain gardens. These have fallen out of favor because they are costly to maintain and have other associatied problems. Low Impact Development has potential, by dispersing and delaying the accumulation of mother nature's gift, but, as many of the commentssuggest, LID will not solve the problems we have today with our downspout systems going directly to the street. From there many roads drain into the piped network and dump accumulated pollutants into our waterways. In other instances, the flow becomes a problem for homeowners when it runs onto their property. Consultants to the City have rported some 70% of pollutants entering Lake Sammamish, for example, come from our road system. The LID approach has merit, but we still need to find solutions to deal with the impacts of existing development, including our road runoff. And, how we handle that runoff must "fit" into a well thought out, updated approach which avoids "downstream" impacts such as flooding - whether to your neighbor or to our	26.1	Resident		Project Principles		NextDoor
29.1 Resident Resident Resident Resident LID in itself is a good idea. If we can reduce the amount of storm water entering our drainageways, all the better. But, as Lsake Samm. Yacht Club points out, there are cascading effects that must be looked at. Simply directing storm water from downspouts and driveways into rain gardens needs to be done carefully. Where does the excess go when the capacity of the garden is exceeded? For years the approach to storm water was to simply dump it into streams, rivers, and lakes. This approach had major impacts. Then detention and retention systems were in vogue, which can be thought of as large rain gardens. These have fallen out of favor because they are costly to maintain and have other associatied problems. Low Impact Development has potential, by dispersing and delaying the accumulation of mother nature's gift, but, as many of the commentssuggest, LID will not solve the problems we have today with our downspout systems going directly to the street. From there many roads drain into the piped network and dump accumulated pollutants into our waterways. In other instances, the flow becomes a problem for homeowners when it runs onto their property. Consultants to the City have rported some 70% of pollutants entering Lake Sammanish, for example, come from our road system. The LID approach has merit, but we still need to find solutions to deal with the impacts of existing development, including our road runoff. And, how we handle that runoff must "fit" into a well thought out, updated approach which avoids "downstream" impacts such as flooding whether to your neighbor or to our lakes.	27.1	Resident	gracefully. A pond helped us, too. I don't really want water to run into the street, as I think we'll be needing it going forward, so I'm actually trying	Project Principles		NextDoor
points out, there are cascading effects that must be looked at. Simply directing storm water from downspouts and driveways into rain gardens needs to be done carefully. Where does the excess go when the capacity of the garden is exceeded? For years the approach to storm water was to simply dump it into streams, rivers, and lakes. This approach had major impacts. Then detention and retention systems were in vogue, which can be thought of as large rain gardens. These have fallen out of favor because they are costly to maintain and have other associatied problems. Low Impact Development has potential, by dispersing and delaying the accumulation of mother nature's gift, but, as many of the commentssuggest, LID will not solve the problems we have today with our downspout systems going directly to the street. From there many roads drain into the piped network and dump accumulated pollutants into our waterways. In other instances, the flow becomes a problem for homeowners when it runs onto their property. Consultants to the City have rported some 70% of pollutants entering Lake Sammamish, for example, come from our road system. The LID approach has merit, but we still need to find solutions to deal with the impacts of existing development, including our road runoff. And, how we handle that runoff must "fit" into a well thought out, updated approach which avoids "downstream" impacts such as flooding - whether to your neighbor or to our lakes.	28.1	Resident	Hi Mike or anyone, Just curious about the picture in the post. Is that at the Mercer Environmental Center or where? Thanks! =)	Project Principles		NextDoor
30.1 Resident Anything but boring! Will definitely be at one of these meetings - thanks for the post! :-> Project Principles NextDoor	29.1	Resident	points out, there are cascading effects that must be looked at. Simply directing storm water from downspouts and driveways into rain gardens needs to be done carefully. Where does the excess go when the capacity of the garden is exceeded? For years the approach to storm water was to simply dump it into streams, rivers, and lakes. This approach had major impacts. Then detention and retention systems were in vogue, which can be thought of as large rain gardens. These have fallen out of favor because they are costly to maintain and have other associated problems. Low Impact Development has potential, by dispersing and delaying the accumulation of mother nature's gift, but, as many of the commentssuggest, LID will not solve the problems we have today with our downspout systems going directly to the street. From there many roads drain into the piped network and dump accumulated pollutants into our waterways. In other instances, the flow becomes a problem for homeowners when it runs onto their property. Consultants to the City have rported some 70% of pollutants entering Lake Sammamish, for example, come from our road system. The LID approach has merit, but we still need to find solutions to deal with the impacts of existing development, including our road runoff. And, how we handle that runoff must "fit" into a well thought out, updated approach which avoids "downstream" impacts such as flooding	Project Principles		Nextdoor
	30.1	Resident	Anything but boring! Will definitely be at one of these meetings - thanks for the post! :->	Project Principles		NextDoor

Comment Number	Stakeholder Type	Comment	Area of Focus	Date Received	Format Received
31.1	Resident	Good job Mike. City needs more of this. Just reading this post educated me to the point that I'm interested enough as a citizen to get involved. Bravo.	Project Principles		NextDoor
32.1	Resident	UNTREATED STORM WATER RUNOFF ARE KILLING COHO SALMONS WITHIN HOURS! This is EXTREMELY IMPORTANT for our Coho Salmon Habitat! I just heard on the radio and red this Seattle Times article titled, "Toxic road runoff kills adult coho salmon within hours, latest scientific study finds". Please READ: http://seattletimes.com/seattle-news.	Project Principles		NextDoor
33.1	Resident	I have no clue about the cost. But it looks fantastic. Hope it helps. https://www.facebook.com/techinsider/videos/419013808296981/	Impervious Surfaces		NextDoor
34.1	Residents	Do other communities have effective strategies for managing runoff? We have been looking for grey water applications (potty flushing, gardens, etc.). Don't see why the city couldn't provide some encouragement/incentive for developers to incorporate similar strategies.	Project Principles		NextDoor
34.2	Residents	Or perhaps something like this (on a larger scale for larger buildings) http://extension.psu.edu/natural-resources/water/drinking-water/cisterns-and-springs/rainwater-cisterns-design-construction-and-water-treatment	Project Principles		NextDoor